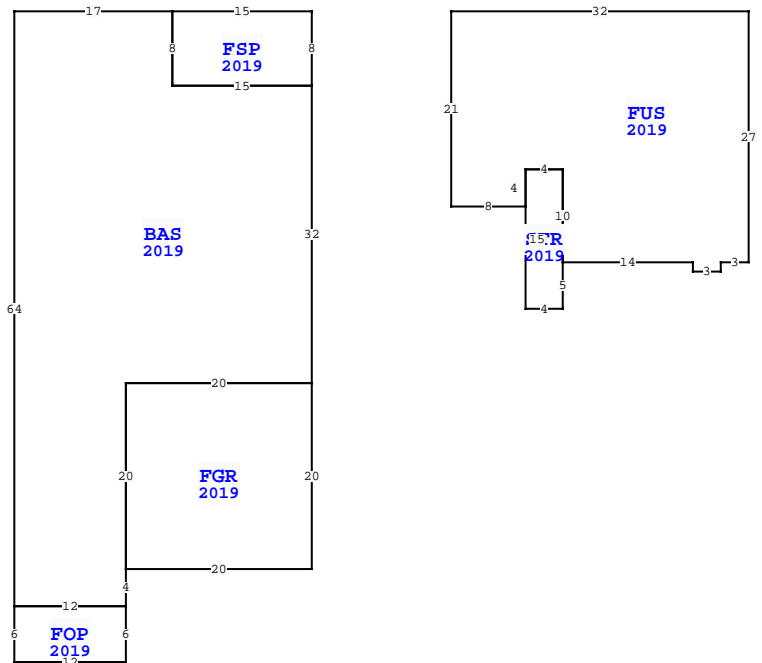


BUILDING CHARACTERISTICS		CONSTRUCTION	
ELEMENT	CD		
Exterior Wall	16	WD FR STUC	100
Roof Structur	08	IRREGULAR	100
Roof Cover	08	CLAY TILE	100
Interior Wall	05	DRYWALL	100
Interior Floor	11	CLAY TILE	70
Interior Floor	14	CARPET	30
Air Condition	03	CENTRAL	100
Heating Type	04	AIR DUCTED	100
Bedrooms		3	100
Bathrooms		2.5	100
Frame	02	WOOD FRAME	100
Stories	2.	2.	100
Units		0	100
Occupancy	00	NONE	100
Quality	03	Quality Level 03	
DOR CODE	0100	SINGLE FAMILY	
MAP NUM		MKT AREA	03
NEIGHBORHOOD/LOC	3043.100		
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR
BAS	1,448	100	2019
FGR	400	55	2019
FOP	72	30	2019
FSP	120	40	2019
FUS	779	100	2019
STR	60	10	2019
TOTALS	2,879		

MARKET ADJUSTMENTS											
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
1	SFR CUST	- 100%	- 2025								
			Heated Area: 2227			HX Base Yr 2025					



NASSAU COUNTY PROPERTY		PAGE 1 of 1	8
VALUATION SUMMARY			
VALUATION BY		STANDARD	
Tax Group: 8		Tax Dist:	
BUILDING MARKET VALUE		602,288	
TOTAL MARKET OB/XF VALUE		5,219	
TOTAL LAND VALUE - MARKET		165,000	
TOTAL MARKET VALUE		772,507	
SOH/AGL Deduction		0	
ASSESSED VALUE		772,507	
TOTAL EXEMPTION VALUE		HX HB 50,722	
BASE TAXABLE VALUE		721,785	
TOTAL JUST VALUE		772,507	
NCON VALUE		0	
INCOME VALUE		0	
PREVIOUS YEAR MKT VALUE		744,989	

PERMIT NUM	DESCRIPTION	AMT	ISSUED
19009293	CO ISSUED	0	08/29/2019
B1900261	NEW CONSTR	293,173	01/10/2019

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2665/549	9/06/2023	WD Q	Q	I	02	850,000
GRANTOR: GRAHAM LIVING TRUST						
GRANTEE: GRAY TERRY D & FRAN						
2306/0057	8/30/2019	SW Q	Q	I	02	500,000
GRANTOR: ARTISAN HOMES LLC						
GRANTEE: GRAHAM LIVING TRUST						

EXTRA FEATURES											
L N	OB/XF CODE	DESCRIPTION	BLD CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE	ORIG COND	YEAR ON
1	0855	CONC PAVER	0	100	0	470.00	SF	10.00	10.00	100	2019
2	0855	CONC PAVER	0	100	0	68.00	SF	10.00	10.00	100	2019

BLD DATE		LGL DATE	
XF DATE	INC DATE	LAND DATE	AG DATE
		04/15/2024	MLU

BUILDING NOTES	
BUILDING DIMENSIONS	
FSP=[YR=2019] W15 BAS=[YR=2019] W17 S64 FOP=[YR=2019] S6 E12 N6 W12\$ E12 N4 FGR=[YR=2019] E20 N20 W20 S20\$ N20 E20 N32 W15 N8\$ S8 E15 N8\$ PTR=E15 FUS=[YR=2019] E32 S27 W3 S1 W3 N1 W14 STR=[YR=2019] S5 W4 N15 E4 S10\$ N10 W4 S4 W8 N21\$ W15\$.	

LAND DESCRIPTION												TOTAL OB/XF												
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPH FACT	% COND	TOT ADJ	UNIT PRICE	ADJ UNIT PRICE	LAND VALUE	OTHER ADJUSTMENTS AND NOTES	YEAR	DENSITY	DECL	FRZ	YR	CONSRV
1	000100	C	RES	100		PUD	0.00	0.00	1.00	LT		1.00	1.00	1.00	165,000.00	165,000.00	165,000							