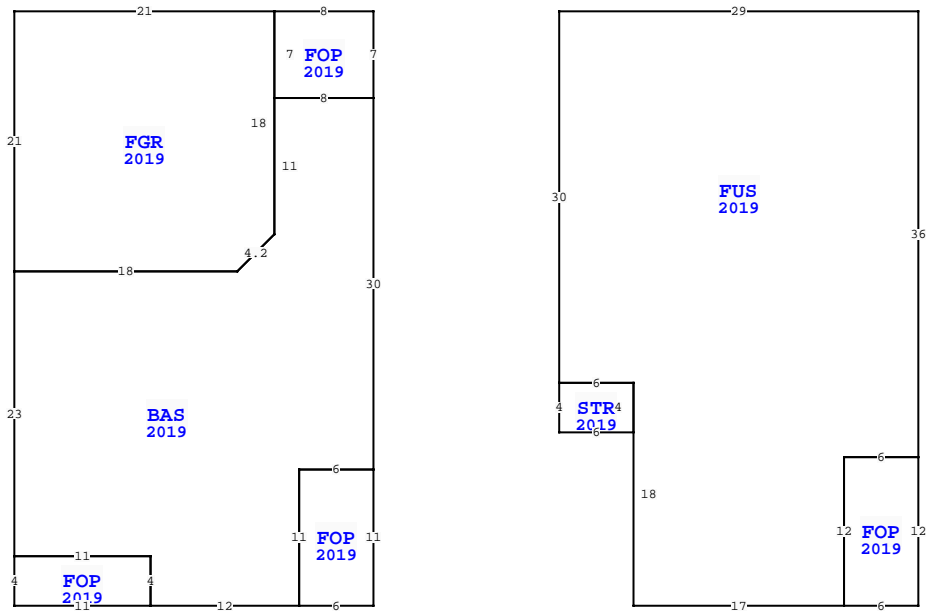


BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	16	WD FR STUC 100
Roof Structur	08	IRREGULAR 100
Roof Cover	08	CLAY TILE 100
Interior Wall	05	DRYWALL 100
Interior Floor	12	HARDWOOD 70
Interior Floor	14	CARPET 30
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2.5 100
Frame	02	WOOD FRAME 100
Stories	2.	2. 100
Units		0 100

MARKET ADJUSTMENTS												
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND	
1	TOWNHOUSE	- 0%	- 0									
Heated Area: 2002 HX Base Yr												



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	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	790	100	2019	790	155,914
FGR	437	55	2019	240	47,366
FOP	44	30	2019	13	2,565
FOP	56	30	2019	17	3,355
FOP	66	30	2019	20	3,947
FOP	72	30	2019	22	4,342
FUS	1,212	100	2019	1,212	239,200
STR	24	10	2019	2	395
TOTALS	2,701			2,316	457,085

NASSAU COUNTY PROPERTY			PAGE 1 of 1	8
VALUATION SUMMARY				
VALUATION BY	STANDARD			
Tax Group: 8	Tax Dist:			
BUILDING MARKET VALUE	457,085			
TOTAL MARKET OB/XF VALUE	1,659			
TOTAL LAND VALUE - MARKET	140,000			
TOTAL MARKET VALUE	598,744			
SOH/AGL Deduction	44,710			
ASSESSED VALUE	554,034			
TOTAL EXEMPTION VALUE	0			
BASE TAXABLE VALUE	554,034			
TOTAL JUST VALUE	598,744			
NCON VALUE	0			
INCOME VALUE	0			
PREVIOUS YEAR MKT VALUE	503,667			

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B1810103	NEW CONSTR	266,021	10/04/2018

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2613/0920	12/20/2022	WD	U	I	11	100

GRANTOR: TUZY LOUIS F
GRANTEE: TUZY LOUIS FRANCK R
2308/1851 9/27/2019 SW Q I 01 430,000
GRANTOR: ARTISAN HOMES LLC
GRANTEE: TUZY LOUIS F

BUILDING NOTES	
<p>BUILDING DIMENSIONS</p> <p>FUS=[YR=2019;ORIG=15,0] E29 S36 W6 S12 W17 N18 W6 N30 \$ BAS=[YR=2019;ORIG=-29,21] S23 E11 S4 E12 N11 E6 N30 W8 S11 D3L3 W18 \$ FGR=[YR=2019;ORIG=-8,0] W21 S21 E18 U3R3 N18 \$ FOP=[YR=2019;ORIG=44,36] S12 W6 N12 E6 \$ FOP=[YR=2019;ORIG=-6,48] E6 N11 W6 S11 \$ FOP=[YR=2019;ORIG=0,0] W8 S7 E8 N7 \$ FOP=[YR=2019;ORIG=-29,44] S4 E11 N4 W11 \$ STR=[YR=2019;ORIG=21,30] W6 S4 E6 N4 \$ PTR=[ORIG=0,0] E15 \$</p>	

EXTRA FEATURES																
L N	OB/XF CODE	DESCRIPTION	BLD CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE	ORIG COND	YEAR ON	YEAR ACTUAL	Q	% COND	OB/XF MKT VALUE	NOTES
1	0855	CONC PAVER	0	0	0	144.00	SF	10.00	10.00	100	2019	2019	3	97	1,397	
2	0855	CONC PAVER	0	0	0	27.00	SF	10.00	10.00	100	2019	2019	3	97	262	

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	0		PUD	0.00	0.00	1.00	LT		1.00	1.00	1.00	140,000.00	140,000.00	140,000							