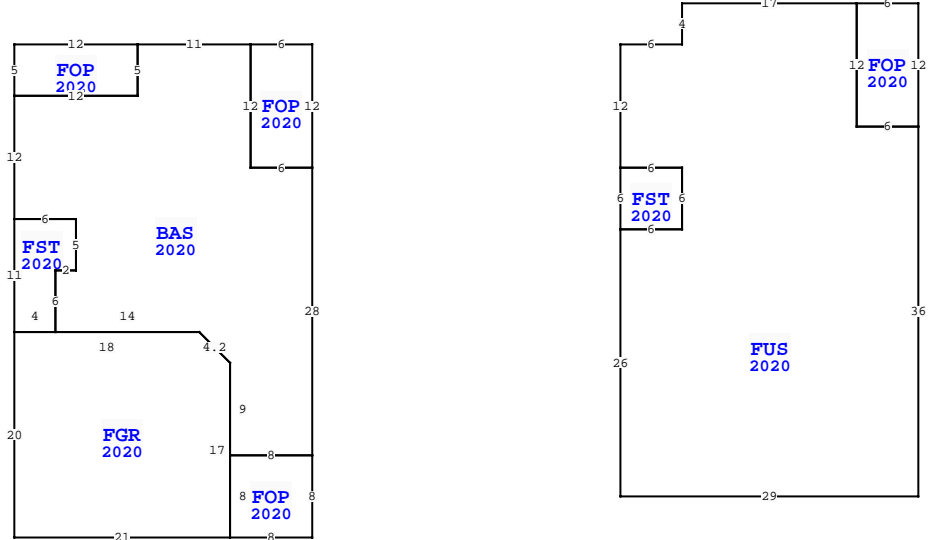


BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	16	WD FR STUC 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	08	CLAY TILE 100
Interior Wall	05	DRYWALL 100
Interior Floo	11	CLAY TILE 50
Interior Floo	12	HARDWOOD 50
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
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	- 100%	- 2021									Heated Area: 1987	HX Base Yr 2021



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
BAS	727	100
FGR	416	55
FOP	60	30
FOP	64	30
FOP	72	30
FOP	72	30
FST	36	55
FST	54	55
FUS	1,260	100
TOTALS	2,761	

NASSAU COUNTY PROPERTY		
VALUATION SUMMARY		PAGE 1 of 1
VALUATION BY		STANDARD
Tax Group: 8	Tax Dist:	
BUILDING MARKET VALUE		482,828
TOTAL MARKET OB/XF VALUE		11,411
TOTAL LAND VALUE - MARKET		140,000
TOTAL MARKET VALUE		634,239
SOH/AGL Deduction		178,457
ASSESSED VALUE		455,782
TOTAL EXEMPTION VALUE	HX HB	50,722
BASE TAXABLE VALUE		405,060
TOTAL JUST VALUE		634,239
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		533,797

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B2001581	NEW CONSTR	271,744	02/20/2020

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2405/0849	10/29/2020	SW	Q	I	02	475,000
GRANTOR: ARTISAN HOMES LLC						
GRANTEE: BEST JOSEPH WALTER						
2170/0137	1/10/2018	SW	Q	V	05	3,900,000
GRANTOR: BIGHT ENTERPRISES LLC						
GRANTEE: ARTISAN HOMES LLC						

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	100	0	0			10.00	100	2020	2020	3	98	1,411	
2	0410	ELEVATOR	0	100	0	0			10,000.00	100	2020	2020	3	100	10,000	

LAND DESCRIPTION																								
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPHT 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	140,000.00	140,000.00	140,000							

TOTAL OB/XF																							
														11,411									

BUILDING NOTES													
BUILDING DIMENSIONS													
FOP=[YR=2020] W6 BAS=[YR=2020] W11 FOP=[YR=2020] W12 S5 E12 N5\$ S5 W12 S12 FST=[YR=2020] S11 FGR=[YR=2020] S20 E21 FOP=[YR=2020] E8 N8 W8 S8 \$ N17 U3 L3 W18 \$ E4 N6 E2 N5 W6 \$ E6 S5 W2 S6 E14 D3 R3 S9 E8 N28 W6 N12 \$ S12 E6 N12 \$ PTR= E30 FUS=[YR=2020] E6 N4 E17 FOP=[YR=2020] E6 S12 W6 N12 \$ S12 E6 S36 W29 N26 FST=[YR=2020] E6 N6 W6 S6 \$ E6 N6 W6 N12 \$ W30\$.													