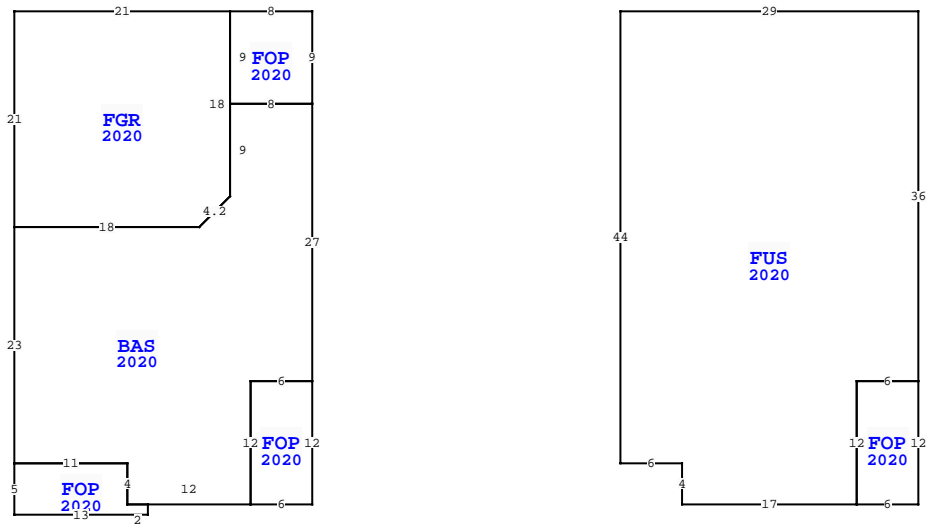


BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	16	WD FR STUC 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	08	CLAY TILE 100
Interior Wall	05	DRYWALL 100
Interior Floor	11	CLAY TILE 50
Interior Floor	12	HARDWOOD 50
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		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: 2064		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	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	768	100	2020	768	156,737
FGR	437	55	2020	240	48,980
FOP	57	30	2020	17	3,469
FOP	72	30	2020	22	4,490
FOP	72	30	2020	22	4,490
FOP	72	30	2020	22	4,490
FUS	1,296	100	2020	1,296	264,494
TOTALS	2,774			2,387	487,151

NASSAU COUNTY PROPERTY			PAGE 1 of 1	8
VALUATION SUMMARY				
VALUATION BY		STANDARD		
Tax Group: 8	Tax Dist:			
BUILDING MARKET VALUE		487,151		
TOTAL MARKET OB/XF VALUE		3,371		
TOTAL LAND VALUE - MARKET		140,000		
TOTAL MARKET VALUE		630,522		
SOH/AGL Deduction		187,040		
ASSESSED VALUE		443,482		
TOTAL EXEMPTION VALUE	HX HB	50,722		
BASE TAXABLE VALUE		392,760		
TOTAL JUST VALUE		630,522		
NCON VALUE		0		
INCOME VALUE				
PREVIOUS YEAR MKT VALUE		529,214		

PERMIT NUM	DESCRIPTION	AMT	ISSUED
20000479	NEW CONSTR	269,477	01/16/2020

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2383/0034	7/31/2020	SW	Q	I	02	465,500
GRANTOR: ARTISAN HOMES LLC						
GRANTEE: WIEST BURKE A & SHA						
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	344.00	SF	10.00	10.00	100	2020	2020	3	98	3,371	

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

BUILDING NOTES	
BUILDING DIMENSIONS	
FOP=[YR=2020] W8 FGR=[YR=2020] W21 S21 BAS=[YR=2020] S23 FOP=[YR=2020] S5 E13 N1 W2 N4 W11\$ E11 S4 E12 FOP=[YR=2020] E6 N12 W6 S12 \$ N12 E6 N27 W8 S9 D3 L3 W18 \$ E18 U3 R3 N18 \$ S9 E8 N9 \$ PTR= E30 FUS=[YR=2020] E29 S36 FOP=[YR=2020] S12 W6 N12 E6 \$ W6 S12 W17 N4 W6 N44\$ W30 \$.	

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	140,000.00	140,000.00	140,000							