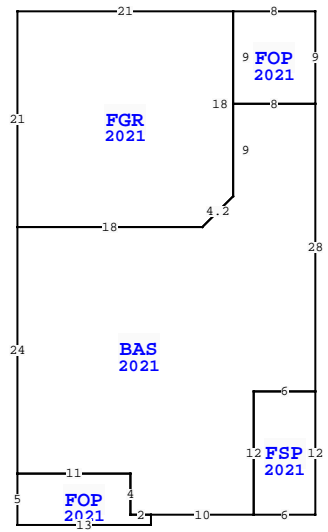
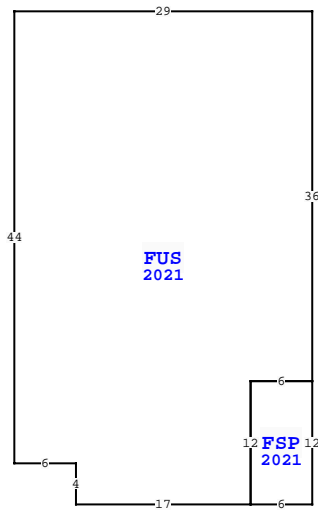


BUILDING CHARACTERISTICS		CONSTRUCTION	
ELEMENT	CD		
Exterior Wall	16	WD FR STUC	100
Roof Structur	03	GABLE/HIP	100
Roof Cover	08	CLAY TILE	100
Interior Wall	05	DRYWALL	100
Interior Floor	11	CLAY TILE	70
Interior Floor	12	HARDWOOD	30
Air Condition	03	CENTRAL	100
Heating Type	04	AIR DUCTED	100
Bedrooms		3	100
Bathrooms		2.5	100
Frame	02	WOOD FRAME	100
Stories	2.	2.100	
Units		0	100
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	797	100	2021
FGR	437	55	2021
FOP	57	30	2021
FOP	72	30	2021
FSP	72	40	2021
FSP	72	40	2021
FUS	1,296	100	2021
TOTALS	2,803		

MARKET ADJUSTMENTS											
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
1	TOWNHOUSE	- 100%	- 2022								
Heated Area: 2093					HX Base Yr 2022						



NASSAU COUNTY PROPERTY		PAGE 1 of 1	8
VALUATION SUMMARY			
VALUATION BY		STANDARD	
Tax Group: 8	Tax Dist:		
BUILDING MARKET VALUE		504,848	
TOTAL MARKET OB/XF VALUE		4,396	
TOTAL LAND VALUE - MARKET		140,000	
TOTAL MARKET VALUE		649,244	
SOH/AGL Deduction		132,052	
ASSESSED VALUE		517,192	
TOTAL EXEMPTION VALUE	HX HB	50,722	
BASE TAXABLE VALUE		466,470	
TOTAL JUST VALUE		649,244	
NCON VALUE		0	
INCOME VALUE			
PREVIOUS YEAR MKT VALUE		544,200	

PERMIT NUM	DESCRIPTION	AMT	ISSUED
202132	CO ISSUED	0	01/22/2021

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q / V / I	RSN CD	SALE PRICE	
2428/1827	1/20/2021	SW Q	Q I	02	501,600	
GRANTOR: ARTISAN HOMES LLC						
GRANTEE: BEHRINGER STEPHEN &						
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	444.00	SF	10.00	10.00	100	2021	2021	3	99	4,396	

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

BUILDING NOTES	
BUILDING DIMENSIONS	
FGR=[YR=2021] E21 FOP=[YR=2021] E8 S9 BAS=[YR=2021] S28 FSP=[YR=2021] S12 W6 N12 E6 \$ W6 S12 W10 FOP=[YR=2021] S1 W13 N5 E11 S4 E2 \$ W2 N4 W11 N24 E18 U3 R3 N9 E8 \$ W8 N9 \$ S18 D3 L3 W18 N21 \$ PTR= W30 FUS=[YR=2021] W29 S44 E6 S4 E17 FSP=[YR=2021] E6 N12 W6 S12 \$ N12 E6 N36 \$ E30 \$.	

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							