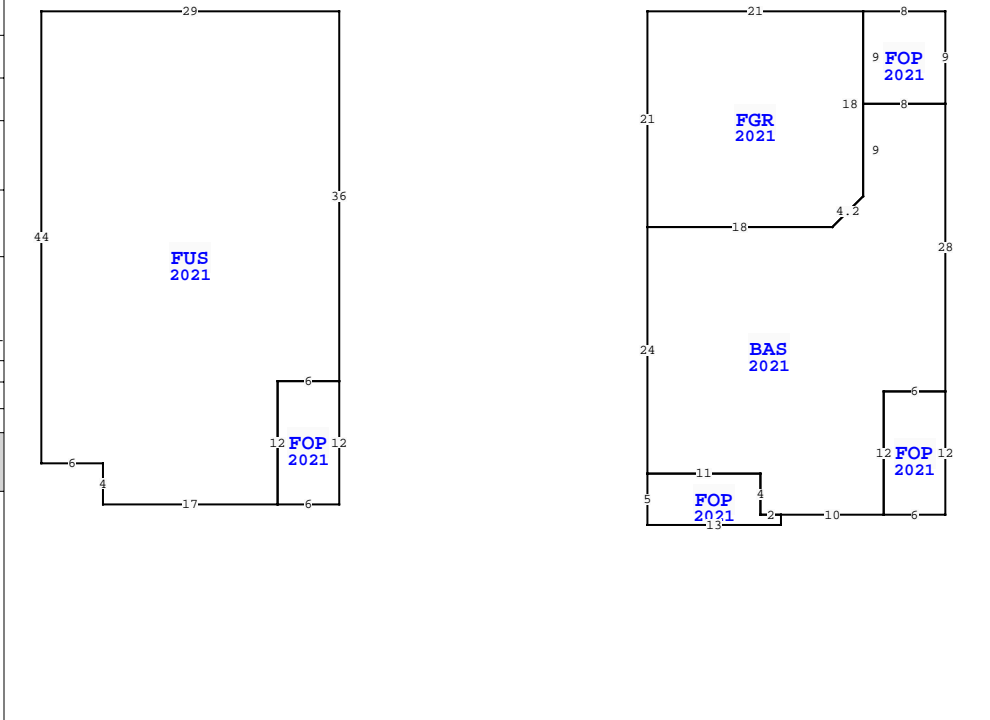


BUILDING CHARACTERISTICS	
ELEMENT	CD CONSTRUCTION
Exterior Wall	16 WD FR STUC 100
Roof Structur	03 GABLE/HIP 100
Roof Cover	08 CLAY TILE 100
Interior Wall	05 DRYWALL 100
Interior Floor	11 CLAY TILE 60
Interior Floor	12 HARDWOOD 40
Air Condition	03 CENTRAL 100
Heating Type	04 AIR DUCTED 100
Bedrooms	3 100
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	
0320	12	2,416	209.5828	209.58	506,345	2021	2021	0	0	0	1.50	98.50



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	797	100	2021	797	164,529
FGR	437	55	2021	240	49,545
FOP	57	30	2021	17	3,510
FOP	72	30	2021	22	4,542
FOP	72	30	2021	22	4,542
FOP	72	30	2021	22	4,542
FUS	1,296	100	2021	1,296	267,542
TOTALS	2,803			2,416	498,750

EXTRA FEATURES		BLD DATE		LGL DATE	
L N	OB/XF CODE	DESCRIPTION	BLD DATE	LAND DATE	AG DATE
1	0855	CONC PAVER		04/15/2024	MLU
2	0409	ELEVATOR R			

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	424.00	SF	10.00	10.00	100	2021	2021	3	99	4,198	
2	0409	ELEVATOR R	0	100	0	1.00	UT	10,200.00	10,200.00	100	2021	2021	3	100	10,200	

NASSAU COUNTY PROPERTY		PAGE 1 of 1	8
VALUATION SUMMARY			
VALUATION BY			STANDARD
Tax Group: 8	Tax Dist:		
BUILDING MARKET VALUE			498,750
TOTAL MARKET OB/XF VALUE			14,398
TOTAL LAND VALUE - MARKET			140,000
TOTAL MARKET VALUE			653,148
SOH/AGL Deduction			129,784
ASSESSED VALUE			523,364
TOTAL EXEMPTION VALUE	HX HB		50,722
BASE TAXABLE VALUE			472,642
TOTAL JUST VALUE			653,148
NCON VALUE			0
INCOME VALUE			
PREVIOUS YEAR MKT VALUE			549,386

PERMIT NUM	DESCRIPTION	AMT	ISSUED
209913	CO ISSUED	0	09/23/2021
207092	NEW CONSTR	0	09/01/2020

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2502/0117	9/24/2021	SW	Q	I	01	538,900
GRANTOR: ARTISAN HOMES LLC						
GRANTEE: DODSON CARLA A & KE						
2170/0137	1/10/2018	SW	Q	V	05	3,900,000
GRANTOR: BIGHT ENTERPRISES LLC						
GRANTEE: ARTISAN HOMES LLC						

BUILDING NOTES	

BUILDING DIMENSIONS	
FGR=[YR=2021] E21 FOP=[YR=2021] E8 S9 BAS=[YR=2021] S28	
FOP=[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 FOP=[YR=2021] E6 N12 W6 S12 \$ N12 E6 N36 \$ E30 \$.	

LAND DESCRIPTION		TOTAL OB/XF 14,398																						
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							