

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	14	CARPET	30
Air Condition	03	CENTRAL	100
Heating Type	04	AIR DUCTED	100
Bedrooms		3	100
Bathrooms		3	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	745	100	2021
FGR	435	55	2021
FOP	36	30	2021
FOP	128	30	2021
FUS	1,308	100	2021
TOTALS	2,652		

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: 2053					HX Base Yr						

NASSAU COUNTY PROPERTY		PAGE 1 of 1	8
VALUATION SUMMARY			
VALUATION BY			STANDARD
Tax Group: 8	Tax Dist:		
BUILDING MARKET VALUE			488,271
TOTAL MARKET OB/XF VALUE			2,356
TOTAL LAND VALUE - MARKET			140,000
TOTAL MARKET VALUE			630,627
SOH/AGL Deduction			48,676
ASSESSED VALUE			581,951
TOTAL EXEMPTION VALUE			0
BASE TAXABLE VALUE			581,951
TOTAL JUST VALUE			630,627
NCON VALUE			0
INCOME VALUE			
PREVIOUS YEAR MKT VALUE			529,046

PERMIT NUM	DESCRIPTION	AMT	ISSUED
19009462	NEW CONSTR	270,756	06/01/2020

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2432/1479	1/20/2021	SW	Q	I	01	491,400
GRANTOR: ARTISAN HOMES LLC						
GRANTEE: REAGAN CHARLES R &						
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	0	0	238.00	SF	10.00	10.00	100	2021	2021	3	99	2,356	

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

BUILDING NOTES														
BUILDING DIMENSIONS														
FGR=[YR=2021] W21 S6 FOP=[YR=2021] W8 S17 BAS=[YR=2021] S19 FOP=[YR=2021] S6 E6 N6 W6 \$ E6 S6 E23 N27 W18 N2 W5 S4 W6 \$ E6 N4 E2 N13 \$ S13 E3 S2 E18 N21 \$ PTR= E30 FUS=[YR=2021] E8 N6 E21 S48 W17 N3 W12 N39 \$ 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	0		PUD	0.00	0.00	1.00	LT		1.00	1.00	1.00	140,000.00	140,000.00	140,000							