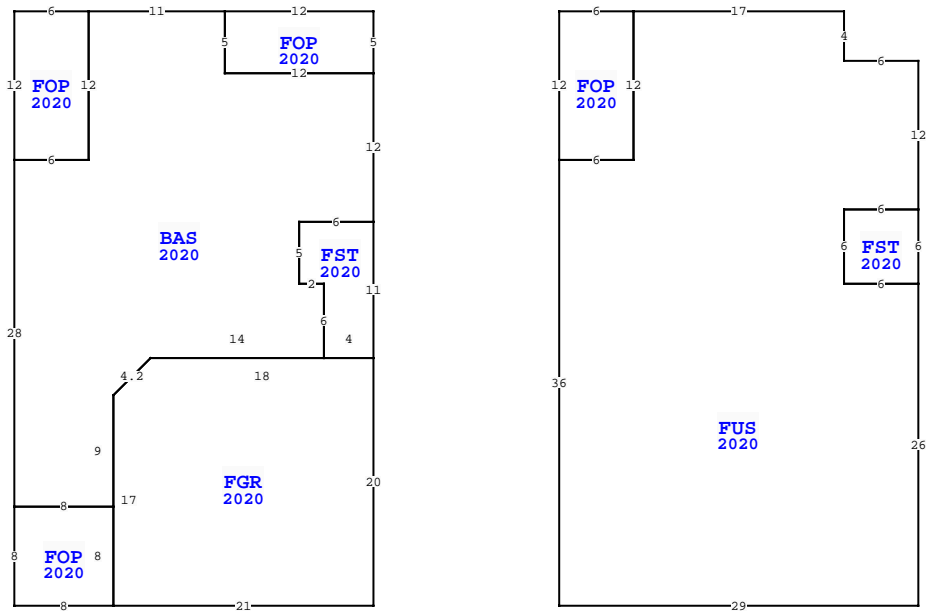


BUILDING CHARACTERISTICS		CONSTRUCTION	
ELEMENT	CD		
Exterior Wall	16	WD FR STUC	100
Roof Structur	08	IRREGULAR	100
Roof Cover	08	CLAY TILE	100
Interior Wall	05	DRYWALL	100
Interior Floor	11	CLAY TILE	70
Interior Floor	14	CARPET	30
Air Condition	03	CENTRAL	100
Heating Type	04	AIR DUCTED	100
Bedrooms		3	100
Bathrooms		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	727	100	2020
FGR	416	55	2020
FOP	60	30	2020
FOP	64	30	2020
FOP	72	30	2020
FOP	72	30	2020
FST	36	55	2020
FST	54	55	2020
FUS	1,260	100	2020
TOTALS	2,761		

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: 1987 HX Base Yr											



NASSAU COUNTY PROPERTY		PAGE 1 of 1	8
VALUATION SUMMARY			
VALUATION BY	STANDARD		
Tax Group: 8	Tax Dist:		
BUILDING MARKET VALUE			490,856
TOTAL MARKET OB/XF VALUE			2,571
TOTAL LAND VALUE - MARKET			140,000
TOTAL MARKET VALUE			633,427
SOH/AGL Deduction			48,943
ASSESSED VALUE			584,484
TOTAL EXEMPTION VALUE			0
BASE TAXABLE VALUE			584,484
TOTAL JUST VALUE			633,427
NCON VALUE			0
INCOME VALUE			
PREVIOUS YEAR MKT VALUE			531,349

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B1910493	NEW CONSTR	272,158	10/03/2019

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2436/1644	2/19/2021	SW	Q	I	01	535,000
GRANTOR: ARTISAN HOMES LLC						
GRANTEE: PEAVY HERBERT A JR						
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	207.00	SF	10.00	10.00	100	2020	2020	3	98	2,029	
2	0855	CONC PAVER	0	0	0	30.00	SF	10.00	10.00	100	2020	2020	3	98	294	
3	0810	CONCRETE A	0	0	0	39.00	SF	6.50	6.50	100	2020	2020	3	98	248	

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

BUILDING NOTES	
BUILDING DIMENSIONS	
FOP=[YR=2020] W12 BAS=[YR=2020] W11 FOP=[YR=2020] W6 S12 E6 N12\$ S12 W6 S28 FOP=[YR=2020] S8 E8 FGR=[YR=2020] E21 N20 FST=[YR=2020] N11 W6 S5 E2 S6 E4 \$ W18 D3 L3 S17\$ N8 W8\$ E8 N9 U3 R3 E14 N6 W2 N5 E6 N12 W12 N5\$ S5 E12 N5\$ PTR=E15 FOP=[YR=2020] E6 FUS=[YR=2020] E17 S4 E6 S12 FST=[YR=2020] S6 W6 N6 E6\$ W6 S6 E6 S26 W29 N36 E6 N12\$ S12 W6 N12\$ W15\$.	

LAND DESCRIPTION																								
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							