

DAV FLORIDA SERVICES LLC
PO BOX 767522
ROSWELL, GA 30076

2023

00-00-31-1501-0033-0000

BUILDING CHARACTERISTICS

ELEMENTCDCONSTRUCTION

Exterior Wall Roof Structur03

ABOVE AVG 100 GABLE/HIP 100

Roof Cover Interior Wall Interior FloopInterior FlooAir Condition Heating TypeBedrooms Bathrooms FrameStories Units Occupancy

0305111403041.0000

COMP SHNGL 100 DRYWALL 100 CLAY TILE 60 CARPET 40 CENTRAL 100 AIR DUCTED 100 3 100 2 100 WOOD FRAME 100 1. 1. 100 0 100 NONE 100

QualityDOR CODEMAP NUMNEIGHBORHOOD/LOC

060100MKT AREA011022.00

Quality Level 06 SINGLE FAMILY

AREATYPETOTAL GROSS AREAPCT OF BASETOT ADJ AREASUBAREA MARKET VALUE

1,0921001,092190,606

15630478,204

6053524

TOTALS1,3081,142199,333

EXTRA FEATURES

L NOB/XF CODEDESCRIPTIONBLDCAPLWUNITSUTAdj RADJ UNIT PRICEORIG CONDYEAR ONYEAR ACTUALQ% CONDOB/XF MKT VALUENOTES

10855CONC PAVER0000320.00SF10.0010.00100201920193993,168

20855CONC PAVER000039.00SF10.0010.0010020192019399386

LAND DESCRIPTION

L NUSE CODECLSLAND USE DESCRIPTIONCAPRDLOC ZONEFRONTDEPTHTOT LND UTSPUNIT TYPEDTDPH FACT% CONDTOT ADJUNIT PRICADJ UNIT PRICELAND VALUEOTHER ADJUSTMENTS AND NOTESYEARDENSITYDECLFRZYRCONSRV

1000100CSFR00000.000.001.00LT1.001.001.00100,000.00100,000.00100,000

REVIEW DATE09/24/2019BYDJTotal Acres: 0.00Total Land Value: 100,000Market: 0Agricultural: 0Common: 100,000PRINTED 08/02/2023 BY SYS

MARKET ADJUSTMENTS

TYPEMDLEFF. AREATOT ADJ PTSEFF. BASE RATEREPL. COST NEWAYBEYBECONFNCTNORM% COND

0900011,142148.4742176.31201,34620192019001.0099.00

1 SNGL FAM - 0% - 0Heated Area: 1092HX Base Yr

NASSAU COUNTY PROPERTY

PAGE 1 of 12

VALUATION SUMMARY

VALUATION BYSTANDARD

Tax Group: 2Tax Dist:

BUILDING MARKET VALUE199,333

TOTAL MARKET OB/XF VALUE3,554

TOTAL LAND VALUE - MARKET100,000

TOTAL MARKET VALUE302,887

SOH/AGL Deduction76,269

ASSESSED VALUE226,618

TOTAL EXEMPTION VALUE0

BASE TAXABLE VALUE226,618

TOTAL JUST VALUE302,887

NCON VALUE0

INCOME VALUE

PREVIOUS YEAR MKT VALUE247,192

SALES DATA

OFF RECORD NumberDATETYPE INSTQUANTITYVALUERSN CDPRICE

2293/04257/16/2019WDQVI01252,900

GRANTOR:NEW ATLANTIC BUILDERS

GRANTEE:DAV FLORIDA SERVICE

2249/05061/15/2019WDQV0170,000

GRANTOR:SIMMONS 9 LLC

GRANTEE:NEW ATLANTIC BUILDE

BUILDING NOTES

BUILDING DIMENSIONS

PT0=[YR=2019] W12 S5 BAS=[YR=2019] W14 S42 FOP=[YR=2019] S6 E26 N6 W26\$ E26 N42 W12\$ E12 N5\$.