

ANDO HOLDINGS LLC
101 MARKETSIDE AVE STE 404-129
PONTE VEDRA BEACH, FL 32081

00-00-31-1600-0004-0040

BUILDING CHARACTERISTICS

ELEMENTCDCONSTRUCTION

Exterior Wall05

CONC BLOCK 70
AVERAGE 30

Roof Structure03

GABLE/HIP 100

Roof Cover02

ROLL COMP 100

Interior Wall04

PLYWOOD 60

Interior Wall05

DRYWALL 40

Interior Floor12

HARDWOOD 70

Interior Floor11

CLAY TILE 30

Air Condition Heating Type Bedrooms03

CENTRAL 100
AIR DUCTED 100
3 100

Bathrooms Frame Stories Units03

1 100
MASONRY 100
1. 1. 100
0 100

BUD8 Adjustme Occupancy02

DIST FB 100
NONE 100

Quality02

Quality Level 02

DOR CODE0100

SINGLE FAMILY

MAP NUM

MKT AREA

01

NEIGHBORHOOD/LOC1007.00

AREA TYPETOTAL GROSS AREAPCT OF BASETOT ADJ ASUBAREA MARKET VALUE

BAS1,6021001,602117,408

FCP19825503,664

FOP30309659

FST4555251,833

TOTALS1,8751,686123,564

EXTRA FEATURES

L NOB/XF CODEDESCRIPTIONBLDCAPLWUNITSUTAdj RADJ UNIT PRICEORIG CONDDYEAR ONYEAR ACTUALQ% COND OB/XF MKT VALUENOTES

10810CONCRETE A00448352.00SF6.506.5010019551955320458

20940SHEDS/PORT001224288.00SF30.0030.00100200220023211,814

31242WD DECK A003012360.00SF10.0010.0010020022002321756

41242WD DECK A003412.00SF10.0010.001002002200232125

50810CONCRETE A009327.00SF6.506.501001955195532035

LAND DESCRIPTION

L NUSE CODECLS LAND USE DESCRIPTIONCAPR DLOC ZONEFRONTDEPTHTOT LND UTSPUNIT TYPED TDPH FACT% CONDTOT ADJUNIT PRICEADJ UNIT PRICELAND VALUEOTHER ADJUSTMENTS AND NOTESYEARDENSITYDECLFRZYRCONSRV

1000100CSFR00006R-172.00137.001.00LT1.001.001.00225,000.00225,000.00225,000

REVIEW DATE07/13/2020BYDJATotal Acres: 0.00Total Land Value: 225,000Market: 0Agricultural: 0Common: 225,000PRINTED 08/02/2023 BY SYS

MARKET ADJUSTMENTS

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

0100011,68696.425087.02146,716195519900015.7884.22

NASSAU COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BYSTANDARD

Tax Group: 2Tax Dist:

BUILDING MARKET VALUE123,564

TOTAL MARKET OB/XF VALUE3,088

TOTAL LAND VALUE - MARKET225,000

TOTAL MARKET VALUE351,652

SOH/AGL Deduction178,720

ASSESSED VALUE172,932

TOTAL EXEMPTION VALUE0

BASE TAXABLE VALUE172,932

TOTAL JUST VALUE351,652

NCON VALUE0

INCOME VALUE

PREVIOUS YEAR MKT VALUE300,848

SALES DATA

OFF RECORD NumberDATETYPEINSTQUANTITYVALUERSNCD SALE PRICE

2615/05961/24/2023WDUUI37160,000

GRANTOR : BROWN MICHAEL D

GRANTEE : ANDO HOLDINGS LLC

2613/15091/13/2023FJUUI110

GRANTOR : BROWN PAMELA LYNN EST

GRANTEE : BROWN MICHAEL D

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1993] W29 S16 W10 N3 W13 S30 E13 N3 E22
FOP=[YR=1993] S5 E6 FCP=[YR=1993] E11 N18 FST=[YR=1993] N5 W9 S5 E9 \$ W11 S18 \$ N5 W6 \$ E6 N13 E2 N5 E9 N22 \$.