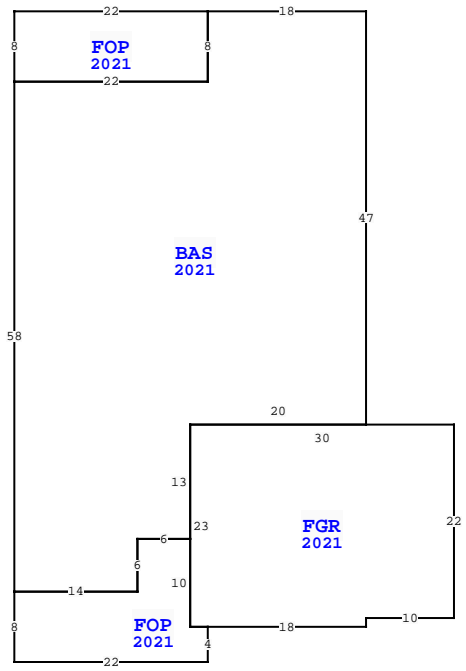


BUILDING CHARACTERISTICS		CONSTRUCTION	
ELEMENT	CD		
Exterior Wall	31	HARDIE BRD	100
Roof Structur	08	IRREGULAR	100
Roof Cover	03	COMP SHNGL	100
Interior Wall	05	DRYWALL	100
Interior Floo	13	LVT/LAMMT	100
Air Condition	03	CENTRAL	100
Heating Type	04	AIR DUCTED	100
Bedrooms		3	100
Bathrooms		2	100
Frame	02	WOOD FRAME	100
Stories	1.	1.	100
Units		0	100
Occupancy	00	NONE	100
Quality	03	Quality Level	03
DOR CODE	0100	SINGLE FAMILY	
MAP NUM		MKT AREA	04
NEIGHBORHOOD/LOC	4085.0100		
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA
BAS	2,048	100	2,048
FGR	680	55	374
FOP	176	30	53
FOP	204	30	61
TOTALS	3,108		2,536

MARKET ADJUSTMENTS											
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
0900	01	2,536	106.5600	126.54	320,905	2021	2021	0	0	0.00	100.00
1 SNGL FAM - 100% - 2022 Heated Area: 2048 HX Base Yr 2022											



NASSAU COUNTY PROPERTY			PAGE 1 of 1
VALUATION SUMMARY			4
VALUATION BY		STANDARD	
Tax Group: 4	Tax Dist:		
BUILDING MARKET VALUE		320,905	
TOTAL MARKET OB/XF VALUE		9,500	
TOTAL LAND VALUE - MARKET		75,000	
TOTAL MARKET VALUE		405,405	
SOH/AGL Deduction		70,039	
ASSESSED VALUE		335,366	
TOTAL EXEMPTION VALUE	HX HB	50,000	
BASE TAXABLE VALUE		285,366	
TOTAL JUST VALUE		405,405	
NCON VALUE		0	
INCOME VALUE			
PREVIOUS YEAR MKT VALUE		325,598	

PERMIT NUM	DESCRIPTION	AMT	ISSUED
21017864	CO ISSUED	0	12/28/2021
21003678	NEW CONSTR	312,877	04/01/2021

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2528/0327	12/23/2021	SW	Q	I	01	393,600
GRANTOR: AVH NORTH FLORIDA LLC						
GRANTEE: LATHEM GARY L & LIN						
2246/1096	12/31/2018	SW	U	V	37	5,700,000
GRANTOR: AW VENTURE I LLC ET A						
GRANTEE: AVH NORTH FLORIDA L						

EXTRA FEATURES															BLD DATE			LGL DATE		
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	INC DATE	AG DATE	MLU	
1	0855	CONC PAVR	0	100	0	950.00	SF	10.00	10.00	100	2021	2021	3	100	9,500					

BUILDING NOTES														
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BUILDING DIMENSIONS														
BAS=[YR=2021] W18 FOP=[YR=2021] W22 S8 E22 N8\$ S8 W22 S58														
FOP=[YR=2021] S8 E22 N4 FGR=[YR=2021] E18 N1 E10 N22 W30 S23														
E2\$ W2 N10 W6 S6 W14\$ E14 N6 E6 N13 E20 N47\$.														

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	000134	C	SFR POND	100			0.00	0.00	1.00	LT		1.00	1.00	1.00	75,000.00	75,000.00	75,000							