



BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	31	HARDIE BRD 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	12	HARDWOOD 60
Interior Floo	14	CARPET 40
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2.5 100
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	4085.00	

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,976	100	1,976	258,545
FGR	410	55	226	29,570
FOP	158	30	47	6,150
FSP	112	40	45	5,888
PTO	140	5	7	916
TOTALS	2,796		2,301	301,069

MARKET ADJUSTMENTS											
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
0900	01	2,301	110.7400	131.50	302,582	2020	2020	0	0	0	99.50
1 SNGL FAM - 0% - 0				Heated Area: 1976				HX Base Yr			

The diagram shows a property lot with a total width of 58 feet and a total depth of 43 feet. The lot is divided into several areas, each labeled with a code and the year 2020:

- PTO 2020**: A rectangular area at the top left, measuring 14 feet wide and 10 feet high.
- FSP 2020**: A rectangular area below PTO, measuring 14 feet wide and 8 feet high.
- BAS 2020**: A large rectangular area in the center, measuring 14 feet wide and 35 feet high (43 feet total depth minus 8 feet for FSP).
- FGR 2020**: A rectangular area at the bottom right, measuring 18 feet wide and 21 feet high.
- FOP 2020**: A rectangular area at the bottom left, measuring 13 feet wide and 6 feet high.

The dimensions for each area are as follows:

- PTO 2020: 14' x 10'
- FSP 2020: 14' x 8'
- BAS 2020: 14' x 35'
- FGR 2020: 18' x 21'
- FOP 2020: 13' x 6'

BLD DATE		LGL DATE	06/13/2022	MU
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NASSAU COUNTY PROPERTY		PAGE 1 of 1	4
VALUATION SUMMARY			
VALUATION BY	STANDARD		
Tax Group: 4	Tax Dist:		
BUILDING MARKET VALUE			301,069
TOTAL MARKET OB/XF VALUE			9,585
TOTAL LAND VALUE - MARKET			75,000
TOTAL MARKET VALUE			385,654
SOH/AGL Deduction			64,423
ASSESSED VALUE			321,231
TOTAL EXEMPTION VALUE			0
BASE TAXABLE VALUE			321,231
TOTAL JUST VALUE			385,654
NCON VALUE			0
INCOME VALUE			
PREVIOUS YEAR MKT VALUE			311,078

PERMIT NUM	DESCRIPTION	AMT	ISSUED
20001540	CO ISSUED	0	02/20/2020
19009599	SCRN ENCL	3,381	11/21/2019
19005409	NEW CONSTR	269,375	06/25/2019

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2350/1830	3/25/2020	SW	Q	I	02	316,100
GRANTOR: AVH NORTH FLORIDA LLC						
GRANTEE: SULLIVAN VICKI C &						
2089/0966	12/16/2016	SW	U	V	37	6,730,600
GRANTOR: AW VENTURE II LLC						
GRANTEE: AVH NORTH FLORIDA L						

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
1	0855	CONC PAVER	0	0	0	0	738.00	SF	10.00	10.00	100	2020	2020	3
2	0911	SCRN RM A	0	0	0	0	140.00	SF	17.50	17.50	100	2020	2020	3

BUILDING NOTES	

BUILDING DIMENSIONS	
BAS=[YR=2020] W25 PTO=[YR=2020] N10 W14 S10 E14\$	
FSP=[YR=2020] W14 S8 E14 N8 \$ S8 W14 S58 FOP=[YR=2020] S6	
E20 N8 FGR=[YR=2020] E19 N21 W18 S5 W2 S16 E1\$ W1 N4 W6 S6	
W13\$ E13 N6 E6 N12 E2 N5 E18 N43\$.	

LAND DESCRIPTION										TOTAL OB/XF 9,585									
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
1	000135	C	SFR CNSVTN	0			0.00	0.00	1.00	LT		1.00	1.00	1.00	75,000.00	75,000.00	75,000		