



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	11	CLAY TILE 70
Interior Floo	14	CARPET 30
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		4 100
Bathrooms		2.5 100
Frame	02	WOOD FRAME 100
Stories	0	0 100
Units	0	0 100
Occupancy	00	NONE 100

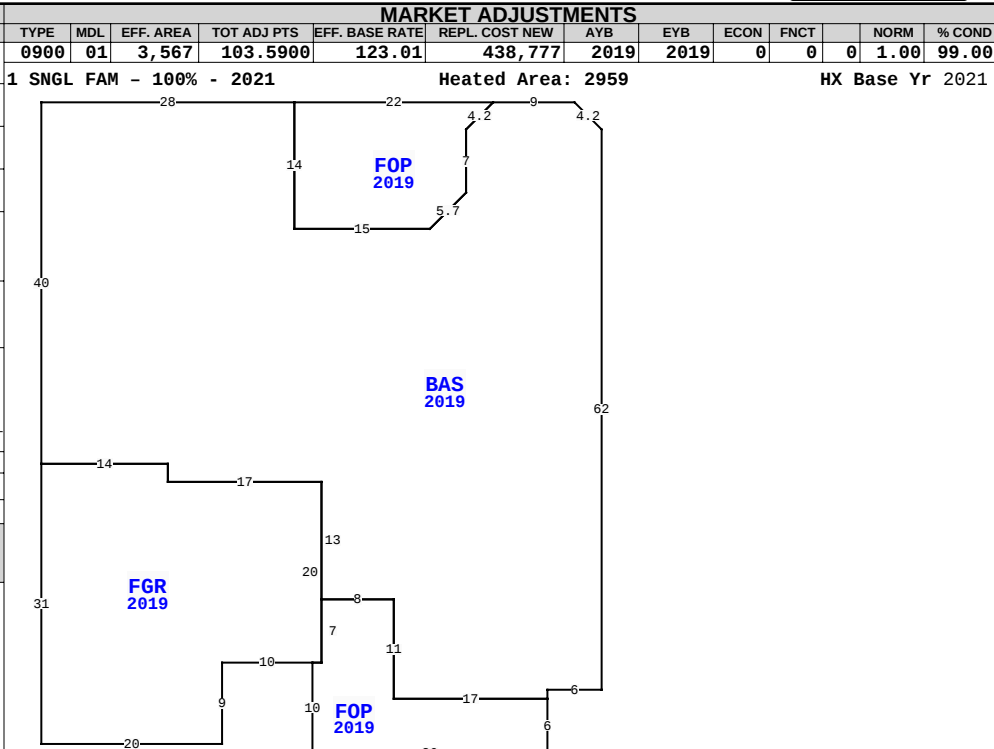
Quality	03	Quality Level 03
DOR CODE	0100	SINGLE FAMILY
MAP NUM		MKT AREA 04
NEIGHBORHOOD/LOC	4085.00	

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	2,959	100	2,959	360,347
FGR	828	55	455	55,410
FOP	248	30	74	9,012
FOP	263	30	79	9,621

TOTALS	4,298	3,567	434,389
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EXTRA FEATURES											
L N	OB/XF CODE	DESCRIPTION	BLD CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE	ORIG COND	YEAR ON
1	0855	CONC PAVER	0 100	0	0	1,003.00	SF	10.00	10.00	100	2019
2	0855	CONC PAVER	0 100	0	0	204.00	SF	10.00	10.00	100	2019

LAND DESCRIPTION											
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T
1	000100	C	SFR	100			0.00	0.00	1.00	LT	1.00



BLD DATE		LGL DATE	06/13/2023	MLU
XF DATE		LAND DATE		
INC DATE		AG DATE		

TOTAL OB/XF											
11,950											

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11,950											

NASSAU COUNTY PROPERTY			
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VALUATION SUMMARY			
VALUATION BY		STANDARD	
Tax Group: 4		Tax Dist:	
BUILDING MARKET VALUE		434,389	
TOTAL MARKET OB/XF VALUE		11,950	
TOTAL LAND VALUE - MARKET		75,000	
TOTAL MARKET VALUE		521,339	
SOH/AGL Deduction		131,575	
ASSESSED VALUE		389,764	
TOTAL EXEMPTION VALUE		55,000	
BASE TAXABLE VALUE		334,764	
TOTAL JUST VALUE		521,339	
NCON VALUE		0	
INCOME VALUE			
PREVIOUS YEAR MKT VALUE		419,011	

PERMIT NUM	DESCRIPTION	AMT	ISSUED
19009911	CO ISSUED	0	09/19/2019
B1903871	NEW CONSTR	399,240	04/17/2019
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SALES DATA					
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD
2380/1934	7/30/2020	SW	Q	I	01
GRANTOR: AVH NORTH FLORIDA LLC					
GRANTEE: HUBBS PORTER W					
2089/0966	12/16/2016	SW	U	V	37
GRANTOR: AW VENTURE II LLC					
GRANTEE: AVH NORTH FLORIDA L					

BUILDING NOTES											
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BUILDING DIMENSIONS											
BAS=[YR=2019] U3 L3 W9 FOP=[YR=2019] W22 S14 E15 U4 R4 N7 U3 R3 \$ D3 L3 S7 D4 L4 W15 N14 W28 S40 FGR=[YR=2019] S31 E20 N9 E10 FOP=[YR=2019] S10 E26 N6 W17 N11 W8 S7 W1\$ E1 N20 W17 N2 W14\$ E14 S2 E17 S13 E8 S11 E17 N1 E6 N62\$.											