



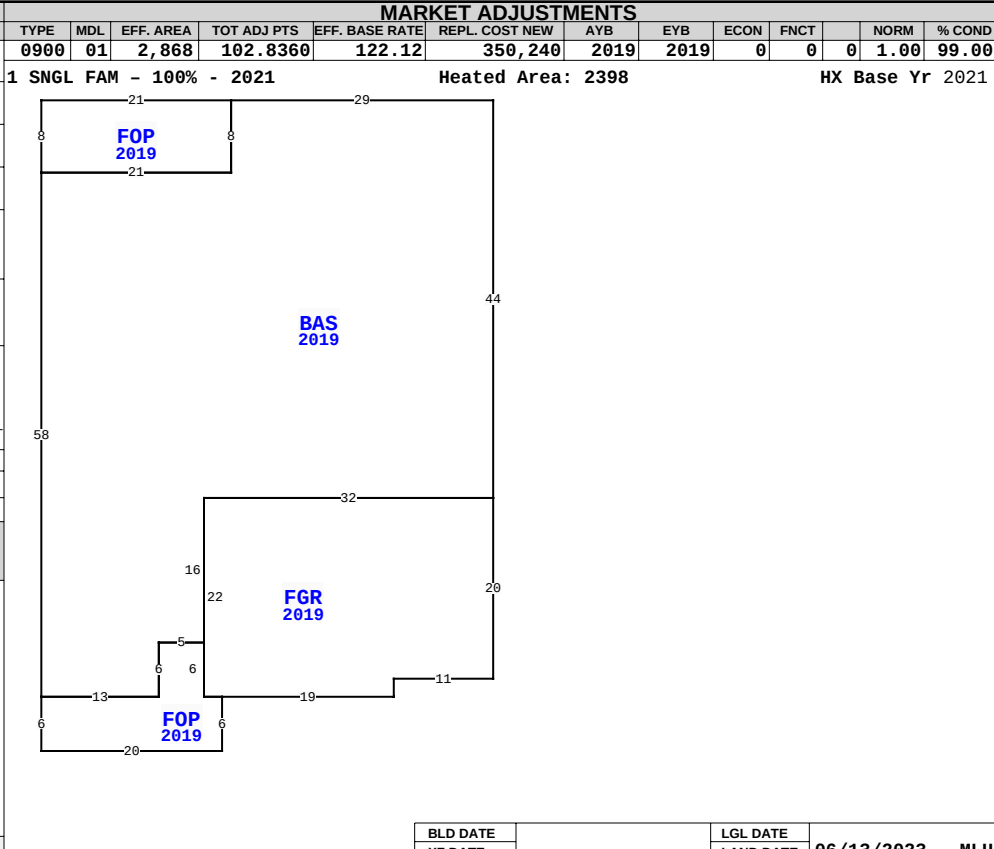
BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	31	HARDIE BRD 100
Roof Structure	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floor	13	LVT/LAMMT 70
Interior Floor	14	CARPET 30
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		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	2,398	100	2,398	289,916
FGR	682	55	375	45,337
FOP	150	30	45	5,440
FOP	168	30	50	6,045
TOTALS	3,398		2,868	346,738

TOTALS		07,000	2,000	040,700			
EXTRA FEATURES							
L N	OB/XF CODE	DESCRIPTION	BLD	CAP	L	W	
1	0855	CONC PAVER	0	100	0	0	
2	0855	CONC PAVER	0	100	0	0	

LAND DESCRIPTION			TOTAL OB/XF 11,880													
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
1	000133	C	SFR LAKE	100			0.00	0.00	1.00	LT		1.00	1.00	1.00	75,000.00	75,000.00



85022 WILLISTON CT, FERNANDINA BEACH	BLD DATE		LGL DATE	06/13/2023	MLU
	XF DATE		LAND DATE		
	INC DATE		AG DATE		

NASSAU COUNTY PROPERTY		PAGE 1 of 1	4
VALUATION SUMMARY			
VALUATION BY		STANDARD	
Tax Group: 4		Tax Dist:	
BUILDING MARKET VALUE		346,738	
TOTAL MARKET OB/XF VALUE		11,880	
TOTAL LAND VALUE - MARKET		75,000	
TOTAL MARKET VALUE		433,618	
SOH/AGL Deduction		118,413	
ASSESSED VALUE		315,205	
TOTAL EXEMPTION VALUE		HX HB 50,000	
BASE TAXABLE VALUE		265,205	
TOTAL JUST VALUE		433,618	
NCON VALUE		0	
INCOME VALUE			
PREVIOUS YEAR MKT VALUE		352,102	

PERMIT NUM	DESCRIPTION	AMT	ISSUED
20001549	CO ISSUED	0	02/20/2020
19006340	NEW CONSTR	334,666	06/14/2019

SALES DATA					
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD
2354/0567	4/15/2020	SW	Q	I	01
GRANTOR: AVH NORTH FLORIDA LLC					
GRANTEE: NEWKIRK JOSEPH 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] W29 FOP=[YR=2019] W21 S8 E21 N8\$ S8 W21 S58 FOP=[YR=2019] S6 E20 N6 FGR=[YR=2019] E19 N2 E11 N20 W32 S22 E2\$ W2 N6 W5 S6 W13\$ E13 N6 E5 N16 E32 N44\$.															