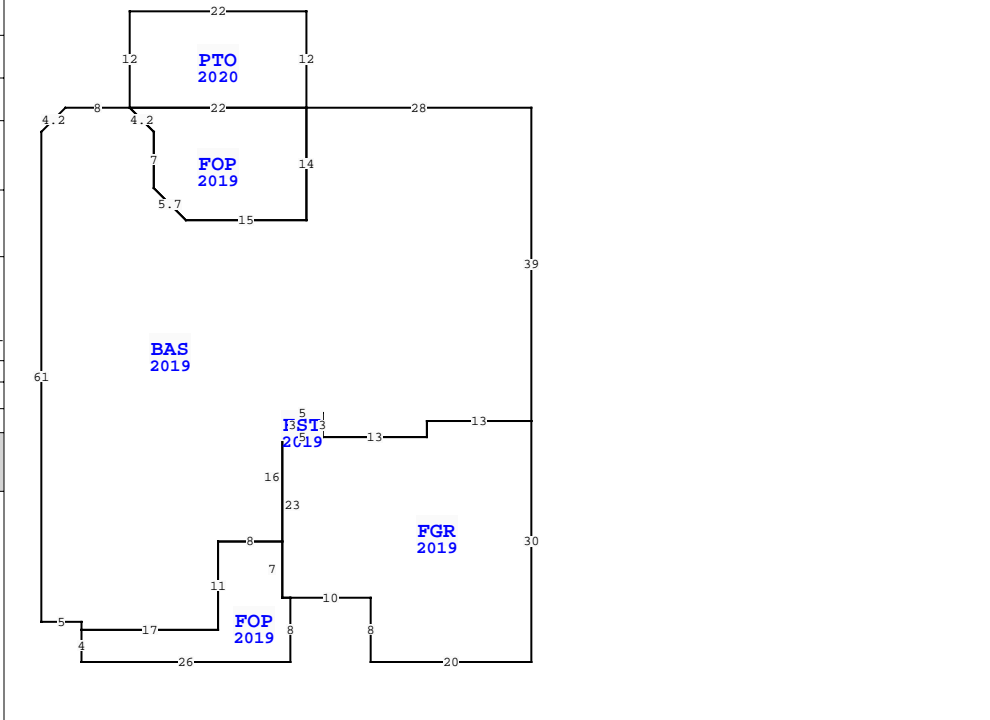


BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	31	HARDIE BRD 100
Roof Structur	08	IRREGULAR 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	13	LVT/LAMMT 70
Interior Floo	11	CLAY TILE 30
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		4 100
Bathrooms		3.5 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100
Occupancy	00	NONE 100

MARKET ADJUSTMENTS													
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND		
0900	01	3,431	101.6462	120.70	414,122	2019	2019	0	0	0	1.00	99.00	

NASSAU COUNTY PROPERTY			
VALUATION SUMMARY			PAGE 1 of 1
VALUATION BY		STANDARD	
Tax Group: 4		Tax Dist:	
BUILDING MARKET VALUE		409,981	
TOTAL MARKET OB/XF VALUE		16,841	
TOTAL LAND VALUE - MARKET		75,000	
TOTAL MARKET VALUE		501,822	
SOH/AGL Deduction		246,642	
ASSESSED VALUE		255,180	
TOTAL EXEMPTION VALUE		50,000	
BASE TAXABLE VALUE		205,180	
TOTAL JUST VALUE		501,822	
NCON VALUE		0	
INCOME VALUE			
PREVIOUS YEAR MKT VALUE		419,381	



Quality	02	Quality Level 02		
DOR CODE	0100	SINGLE FAMILY		
MAP NUM		MKT AREA 04		
NEIGHBORHOOD/LOC	4088.00			
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	2,820	100	2,820	336,970
FGR	821	55	452	54,010
FOP	196	30	59	7,050
FOP	263	30	79	9,440
FST	15	55	8	956
PTO	264	5	13	1,553
TOTALS	4,379		3,431	409,981

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B2002729	SCRN ENCLSR	12,000	04/01/2020
C1904517	CO ISSUED	0	11/21/2019
19004517	NEW CONSTR	392,807	05/02/2019

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2324/1599	12/11/2019	SW	Q	I	02	425,000

GRANTOR: AVH NORTH FLORIDA LLC  
GRANTEE: PEVY ROBERT W & KAT

EXTRA FEATURES	93209 SANDOWN DR, FERNANDINA BEACH	BLD DATE	LGL DATE	06/05/2023	MLU
		XF DATE	LAND DATE		
		INC DATE	AG DATE		

BUILDING NOTES									

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
1	0911	SCRN RM A	0 100	22	12	264.00	SF	17.50	17.50	100	2020	2020	3	93	4,297	
2	0855	CONC PAVER	0 100	11	3	33.00	SF	10.00	10.00	100	2019	2019	3	99	327	
3	0855	CONC PAVER	0 100	0	0	1,234.00	SF	10.00	10.00	100	2019	2019	3	99	12,217	

BUILDING DIMENSIONS									
BAS=[YR=2019] W28 PTO=[YR=2020] N12 W22 S12 E22\$ FOP=[YR=2019] W22 D3 R3 S7 D4 R4 E15 N14\$ S14 W15 U4 L4 N7 U3 L3 W8 D3 L3 S61 E5 S1 FOP=[YR=2019] S4 E26 N8 FGR=[YR=2019] E10 S8 E20 N30 W13S2 W13 FST=[YR=2019] W5 N3 E5 S3\$ N3 W5 S23 E1\$ W1 N7 W8 S11 W17\$ E17 N11 E8 N16 E5 S3 E13 N2 E13 N39\$.									

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	000100	C	SFR	100			0.00	0.00	1.00	LT		1.00	1.00	1.00	75,000.00	75,000.00	75,000							