



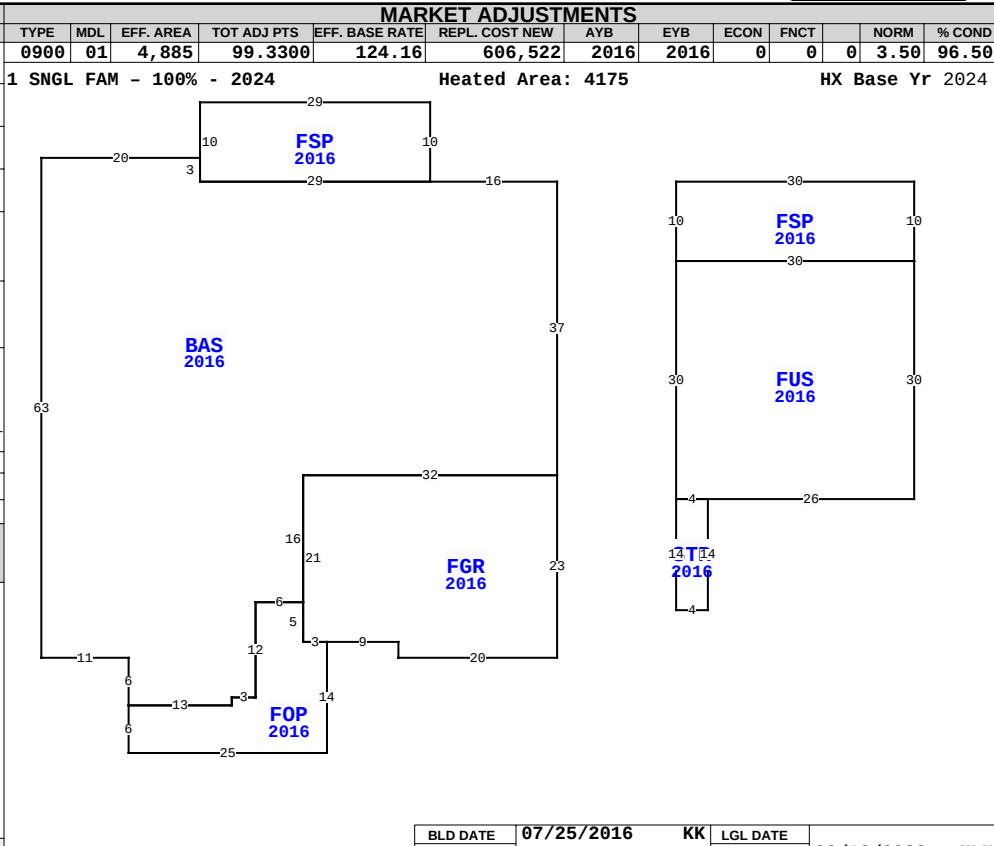
BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	16	WD FR STUC 100
Roof Structur	08	IRREGULAR 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	11	CLAY TILE 50
Interior Floo	14	CARPET 50
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		5 100
Bathrooms		4 100
Frame	02	WOOD FRAME 100
Stories	2.	2. 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	4077.00	

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	3,275	100	3,275	392,392
FGR	712	55	392	46,968
FOP	255	30	76	9,106
FSP	290	40	116	13,899
FSP	300	40	120	14,378
FUS	900	100	900	107,833
STR	56	10	6	719
TOTALS	5,788		4,885	585,294

EXTRA FEATURES									
L N	OB/XF CODE	DESCRIPTION	BLD CAP	L	W	UNITS	UT	Adj R	NOTES
1	0855	CONC PAVER	0 100	0	0	1,158.00	SF	10.00	
2	0855	CONC PAVER	0 100	0	0	348.00	SF	10.00	
3	0861	POOL GUNIT	0 100	25	12	300.00	SF	85.00	
4	0911	SCRN RM A	0 100	17	30	510.00	SF	17.50	
5	0855	CONC PAVER	0 100	0	0	378.00	SF	10.00	
6	1134	LANDSCP BL	0 100	15	2	30.00	SF	3.00	

LAND DESCRIPTION									
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS
1	000133	C	SFR LAKE	100		PUD	0.00	0.00	1.00



BLD DATE	07/25/2016	KK	LGL DATE	
XF DATE			LAND DATE	06/13/2023
INC DATE			AG DATE	MLU

TOTAL OB/XF									
50,815									

NASSAU COUNTY PROPERTY			
VALUATION SUMMARY			PAGE 1 of 1
VALUATION BY			STANDARD
Tax Group: 4			Tax Dist:
BUILDING MARKET VALUE			585,294
TOTAL MARKET OB/XF VALUE			50,815
TOTAL LAND VALUE - MARKET			75,000
TOTAL MARKET VALUE			711,109
SOH/AGL Deduction			0
ASSESSED VALUE			711,109
TOTAL EXEMPTION VALUE			50,000
BASE TAXABLE VALUE			661,109
TOTAL JUST VALUE			711,109
NCON VALUE			0
INCOME VALUE			
PREVIOUS YEAR MKT VALUE			686,026

PERMIT NUM	DESCRIPTION	AMT	ISSUED
21005613	ADDITION	7,530	05/04/2021
20012716	SWIM POOL	75,000	12/18/2020
B1531356	CO ISSUED	0	05/03/2016
B1531356	NEW CONSTR	0	11/02/2015

SALES DATA							
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE	
2567/0193	12/30/2019	SW	U	I	11	100	
GRANTOR: AVATAR PROPERTIES INC							
GRANTEE: WHITE ALBERT E & SU							
2329/0370	12/30/2019	SW	Q	I	01	550,000	
GRANTOR: AVH NORTH FLORIDA LLC							
GRANTEE: WHITE ALBERT E & SU							

BUILDING NOTES									
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BUILDING DIMENSIONS									
BAS=[YR=2016] W16 FSP=[YR=2016] N10 W29 S10 E29\$ W29 N3 W20 S63 E11 S6 FOP=[YR=2016] S6 E25 N14 FGR=[YR=2016] E9 S2 E20 N23 W32 S21 E3\$ W3 N5 W6 S12 W3 S1 W13\$ E13 N1 E3 N12 E6 N16 E32 N37\$ PTR= E15 FSP=[YR=2016] E30 S10 FUS=[YR=2016] S30 W26 STR=[YR=2016] S14 W4 N14 E4\$ W4 N30 E30\$ W30 N10\$ W15\$.									