



BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	16	WD FR STUC 100
Roof Structure	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floor	11	CLAY TILE 50
Interior Floor	14	CARPET 50
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		5 100
Bathrooms		3 100
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	3,212	100	3,212	399,887
FGR	712	55	392	48,803
FOP	114	30	34	4,232
FOP	320	30	96	11,952
TOTALS	4,358		3,734	464,874

EXTRA FEATURES									
L N	OB/XF CODE	DESCRIPTION	BLD	CAP	L	W			
1	0855	CONC PAVER	0	100	0	0			
2	0861	POOL GUNIT	0	100	0	0			
3	0855	CONC PAVER	0	100	0	0			
4	0911	SCRN RM A	0	100	0	0			
5	0871	POOL HTR R	0	100	0	0			
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LAND DESCRIPTION					
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D
1	000100	C	SFR	100	

MARKET ADJUSTMENTS												
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0900	01	3,734	102.1500	127.69	476,794	2018	2018	0	0	0	2.50	97.50
1 SNGL FAM - 100% - 2020						Heated Area: 3212			HX Base Yr			
BLD DATE				LGL DATE				06/13/2023 MLU				

TOTAL OB/XF												
84,516												

NASSAU COUNTY PROPERTY												
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VALUATION SUMMARY												
VALUATION BY												STANDARD
Tax Group: 4												Tax Dist:
BUILDING MARKET VALUE												464,874
TOTAL MARKET OB/XF VALUE												84,516
TOTAL LAND VALUE - MARKET												75,000
TOTAL MARKET VALUE												624,390
SOH/AGL Deduction												166,702
ASSESSED VALUE												457,688
TOTAL EXEMPTION VALUE												13
BASE TAXABLE VALUE												0
TOTAL JUST VALUE												624,390
NCON VALUE												0
INCOME VALUE												
PREVIOUS YEAR MKT VALUE												605,025

PERMIT NUM	DESCRIPTION	AMT	ISSUED
22008223	SWIM POOL	93,430	05/26/2022
18010845	CO ISSUED	0	10/29/2018
18000229	NEW CONSTR	417,181	01/09/2018

SALES DATA							
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE	
2278/1096	5/31/2019	SW	Q	I	01	420,000	
GRANTOR:AVH NORTH FLORIDA LLC							
GRANTEE:MEYER DAVID J & STE							
2089/0966	12/16/2016	SW	U	V	37	6,730,600	
GRANTOR:AW VENTURE II LLC							
GRANTEE:AVH NORTH FLORIDA L							

BUILDING NOTES												
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BUILDING DIMENSIONS												
BAS=[YR=2018] W13 FOP=[YR=2018] N10 W32 S10 E32\$ W52 S60 E12 S6 E13 FOP=[YR=2018] S2 E10 N10 FGR=[YR=2018] E10 S2 E20 N23 W32 S21 E2\$ W2 N5 W6 S13 W2 \$ E2 N13 E6 N16 E32 N37\$.												