



BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	31	HARDIE BRD 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 90
Roof Cover	12	MODULAR MT 10
Interior Wall	05	DRYWALL 100
Interior Floo	11	CLAY TILE 60
Interior Floo	14	CARPET 40
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	4085.00	

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,942	100	1,942	235,078
FGR	717	55	394	47,694
FOP	252	30	76	9,200
FSP	255	40	102	12,347
FUS	2,479	100	2,479	300,082
TOTALS	5,645		4,993	604,400

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	1,088.00	SF	10.00	10.00	100	2018
2	0462	ST/AL FNC	0	100	168	4	SF	10.00	10.00	100	2018
3	0463	FENCE GATE	0	100	0	2.00	UT	300.00	300.00	100	2018
4	0855	CONC PAVER	0	100	0	290.00	SF	10.00	10.00	100	2018

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	000133	C	SFR LAKE	100		PUD	0.00	0.00	1.00	LT	

MARKET ADJUSTMENTS											
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
0900	01	4,993	98.8140	123.52	616,735	2018	2018	0	0	2.00	98.00
1 SNGL FAM - 100% - 2022											
Heated Area: 4421											
HX Base Yr											
BLD DATE: 06/13/2023 MLU											

TOTAL OB/XF											
19,777											

NASSAU COUNTY PROPERTY			
VALUATION SUMMARY			PAGE 1 of 1
VALUATION BY			STANDARD
Tax Group: 4			Tax Dist:
BUILDING MARKET VALUE			604,400
TOTAL MARKET OB/XF VALUE			19,777
TOTAL LAND VALUE - MARKET			75,000
TOTAL MARKET VALUE			699,177
SOH/AGL Deduction			6,798
ASSESSED VALUE			692,379
TOTAL EXEMPTION VALUE			13
BASE TAXABLE VALUE			0
TOTAL JUST VALUE			699,177
NCON VALUE			0
INCOME VALUE			
PREVIOUS YEAR MKT VALUE			672,213

PERMIT NUM	DESCRIPTION	AMT	ISSUED
18001560	CO ISSUED	0	02/14/2018
18004673	ADDITION	27,724	01/01/2018
17005323	NEW CONSTR	0	06/14/2017

SALES DATA					
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD
2450/1958	4/07/2021	WD	Q	I	01
GRANTOR: COWELL CATHY M					
GRANTEE: DONALDSON MARCIA &					
2196/1185	5/11/2018	SW	Q	I	01
GRANTOR: AVH NORTH FLORIDA LLC					
GRANTEE: COWELL EDWARD J JR					

BUILDING NOTES											
BAS=[YR=2018] W5 FSP=[YR=2018] W28 S10 E25 N7 U3 R3 \$ D3 L3 S7 W25 N10 W18 FGR=[YR=2018] W7 S45 E21 N21 W7 N9 W2 N9 W5 N6\$ S6 E5 S9 E2 S9 E7 S28 E2 S1 E9 N1 E2 FOP=[YR=2018] E8 D4 R4 E10 U7 R7 N8 W6 S5 D4 L4 W6 U8 L6 W7 S10\$ N10 E7 D8 R6 E6 U4 R4 N5 E6 N31 W2 N7 U3 L3 \$ PTR=[YR=2018] E30 FUS=[YR=2018] E46 N1 E10 S1 E6 S10 E2 S25 W6 S5 D4 L4 W5 U4 L4 W11 S7 W13 N15 W21 N32\$ W30\$.											