



BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	31	HARDIE BRD 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	11	CLAY TILE 70
Interior Floo	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	0	0 100
Units	0	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	1,964	100	1,964	282,250
FGR	426	55	234	33,629
FOP	112	30	34	4,887
FOP	154	30	46	6,610

TOTALS	2,656		2,278	327,375
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EXTRA FEATURES									
L N	OB/XF CODE	DESCRIPTION	BLD	CAP	L	W	UNITS	UT	Adj R
1	0855	CONC PAVER	0	0	0	0	716.00	SF	10.00

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
0900	01	2,278	116.7180	145.90	332,360	2019	2019	0	0	1.50	98.50
1 SNGL FAM - 0% - 0											
Heated Area: 1964											
HX Base Yr											
85011 WILLISTON CT, FERNANDINA BEACH											
BLD DATE: 06/13/2023 MLU											
XF DATE: 06/13/2023 MLU											
INC DATE: 06/13/2023 MLU											

NASSAU COUNTY PROPERTY			
PAGE 1 of 1			
VALUATION SUMMARY			
VALUATION BY		STANDARD	
Tax Group: 4		Tax Dist:	
BUILDING MARKET VALUE		327,375	
TOTAL MARKET OB/XF VALUE		7,017	
TOTAL LAND VALUE - MARKET		75,000	
TOTAL MARKET VALUE		409,392	
SOH/AGL Deduction		43,825	
ASSESSED VALUE		365,567	
TOTAL EXEMPTION VALUE		0	
BASE TAXABLE VALUE		365,567	
TOTAL JUST VALUE		409,392	
NCON VALUE		0	
INCOME VALUE		0	
PREVIOUS YEAR MKT VALUE		394,662	

PERMIT NUM	DESCRIPTION	AMT	ISSUED
18009725	NEW CONSTR	265,478	09/24/2018

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2364/0407	5/27/2020	SW	Q	I	01	298,200
GRANTOR: AVH NORTH FLORIDA LLC						
GRANTEE: HERNANDEZ JOSE E &						
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									
FOP=[YR=2019] W14 BAS=[YR=2019] W25 S43 FGR=[YR=2019] S21 E19									
FOP=[YR=2019] S8 E20 N6 W13 N6 W5 S4 W2\$ E2 N16 W3 N5 W18\$									
E18 S5 E3 S12 E5 S6 E13 N58 W14 N8\$ S8 E14 N8\$.									

LAND DESCRIPTION									
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS
1	000136	C	SFR INT	0		PUD	0.00	0.00	1.00