



BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	31	HARDIE BRD 100
Roof Structure	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floor	08	SHT VINYL 70
Interior Floor	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	2,347	100	2,347	299,608
FGR	484	55	266	33,957
FOP	148	30	44	5,616
FOP	252	30	76	9,702
TOTALS	3,231		2,733	348,884

MARKET ADJUSTMENTS													
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND	
0900	01	2,733	103.6800	129.60	354,197	2019	2019	0	0	0	1.50	98.50	
1 SNGL FAM - 100% - 2023 Heated Area: 2347 HX Base Yr 2023													
85012 WILLISTON CT, FERNANDINA BEACH													

NASSAU COUNTY PROPERTY			
PAGE 1 of 1			4
VALUATION SUMMARY			
VALUATION BY		STANDARD	
Tax Group: 4		Tax Dist:	
BUILDING MARKET VALUE		348,884	
TOTAL MARKET OB/XF VALUE		12,328	
TOTAL LAND VALUE - MARKET		75,000	
TOTAL MARKET VALUE		436,212	
SOH/AGL Deduction		2,878	
ASSESSED VALUE		433,334	
TOTAL EXEMPTION VALUE		HX HB 50,000	
BASE TAXABLE VALUE		383,334	
TOTAL JUST VALUE		436,212	
NCON VALUE		0	
INCOME VALUE			
PREVIOUS YEAR MKT VALUE		420,713	

PERMIT NUM	DESCRIPTION	AMT	ISSUED
19007479	CO ISSUED	0	07/15/2019
19003488	ADDITION	4,000	07/02/2019
18011294	NEW CONSTR	317,041	11/09/2018

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2308/1374	8/29/2019	SW	Q	I	02	308,000
GRANTOR: AVH NORTH FLORIDA LLC						
GRANTEE: MARCHETTI ROBERT &						
2089/0966	12/16/2016	SW	U	V	37	6,730,600
GRANTOR: AW VENTURE II LLC						
GRANTEE: AVH NORTH FLORIDA L						

EXTRA FEATURES													
L N	OB/XF CODE	DESCRIPTION	BLD CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE	ORIG COND	YEAR ON	YEAR ACTUAL	Q
1	0855	CONC PAVER	0	100	0	0		624.00	SF 10.00	100	2019	2019	3
2	0911	SCRN RM A	0	100	25	10		250.00	SF 17.50	100	2019	2019	3
3	0855	CONC PAVER	0	100	25	10		250.00	SF 10.00	100	2019	2019	3

BUILDING NOTES			

BUILDING DIMENSIONS			
BAS=[YR=2019] W18 S11 FOP=[YR=2019] W25 S8 E10 D4 R4 E11 N12\$ S12 W11 U4 L4 W10 S39 FGR=[YR=2019] S22 E21 FOP=[YR=2019] S3 E22 N5 W13 N5 W8 S7 W1\$ E1 N22 W22\$ E22 S15 E8 S5 E13 N78\$.			

LAND DESCRIPTION													
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
1	000136	C	SFR INT	100		PUD	0.00	0.00	1.00	LT		1.00	1.00