

DAV FLORIDA SERVICES LLC
PO BOX 767522
ROSWELL, GA 30076

00-00-31-1800-0261-001E

BUILDING CHARACTERISTICS

ELEMENTCD

CONC BLOCK 80
AVERAGE 20

GABLE/HIP 100
BUILT-UP 100

DRYWALL 100

LVT/LAMNT 80

CARPET 20

CENTRAL 100

AIR DUCTED 100
3 100
2 100

MASONRY 100
1. 100
2 100

DIST FB 100
NONE 100

Quality Level 03

0800MULTI-FAMILY

MAP NUMMKT AREA01

NEIGHBORHOOD/LOC1011.00

AREA TYPETOTAL GROSS AREAPCT OF BASEYEARTOT ADJ AREASUBAREA MARKET VALUE

APT444100199344440,202

BAS1,16110019931,161105,123

FOP152301993464,165

TOTALS1,7571,651149,491

EXTRA FEATURES

L NOB/XF CODEDESCRIPTIONBLDCAPLWUNITSUTAdj RADJ UNIT PRICEORIG CONDDPHY FACT% CONDTOT ADJUNIT PRICELAND USE DESCRIPTIONCAPRDLCCONFRONTDEPTHTOT LND UTSUNIT TYPED TDPH FACT% CONDTOT ADJUNIT PRICEADJ UNIT PRICELAND VALUETHAT OTHER ADJUSTMENTS AND NOTESYEARDENSITYDECLFRZYRCONSRV

10940SHEDS/PORT0000156.00SF30.0030.0010019801980320936

20810CONCRETE A00001,334.00SF6.506.50100198419843413,555

30810CONCRETE A0000146.00SF6.506.5010019561956320190

40811CONCRETE B10001,773.00SF5.205.2010020232022999,127

LAND DESCRIPTION

TOTAL OB/XF13,808

REVIEW DATE07/07/2023BYTWTotal Acres: 0.45Total Land Value: 200,500Market: 0Agricultural: 0Common: 200,500PRINTED 07/30/2025 BY SYS

MARKET ADJUSTMENTS

TYPEMDLEFF. AREATOT ADJ PTSEFF. BASE RATEREPL. COST NEWAYBEYEBCONEFNCTNORM% COND

2700011,651102.0000134.64222,291195819580032.7567.25

Heated Area: 1605HX Base Yr

APT 1993BAS 1993FOP 1993

BLD DATEXF DATEINC DATE03/20/2007KR

LGL DATELAND DATEAG DATE

NASSAU COUNTY PROPERTY

PAGE 1 of 22

VALUATION SUMMARY

VALUATION BYSTANDARD

Tax Group: 2Tax Dist:

BUILDING MARKET VALUE212,794

TOTAL MARKET OB/XF VALUE13,808

TOTAL LAND VALUE - MARKET200,500

TOTAL MARKET VALUE427,102

SOH/AGL Deduction123,351

ASSESSED VALUE303,751

TOTAL EXEMPTION VALUE0

BASE TAXABLE VALUE303,751

TOTAL JUST VALUE427,102

NCON VALUE0

INCOME VALUE

PREVIOUS YEAR MKT VALUE417,212

SALES DATA

OFF RECORD NumberDATETYPE INSTQUANTITYVALUERSN CDPRICE

2311/021810/09/2019WDQI02195,000

GRANTOR:DODD PROPERTIES OF FL

GRANTEE:DAV FLORIDA SERVICE

1820/02149/13/2012WDUI30100

GRANTOR:DODD GARY W

GRANTEE:DODD PROPERTIES OF

BUILDING NOTES

BUILDING DIMENSIONS

APT=[YR=1993] W24 S8 BAS=[YR=1993] W2 S4 W5 N10 W13 S10 W13 S31 E15 N6 FOP=[YR=1993] E19 N8 W19 S8 \$ N8 E30 N21 W12 \$ E12 S21 E12 N29 \$.

DAV FLORIDA SERVICES LLC
PO BOX 767522
ROSWELL, GA 30076

2025

00-00-31-1800-0261-001E

[illegible]