

LOT 29
IN OR 1586/69
ESMT IN OR 307/556

MIKLITSCH LVG TRUST/MIKLITSCH CARL D TRUSTEE
159 PORTSMOUTH BAY AVE
PONTE VEDRA, FL 32081

2025

04-2N-27-4290-0029-0000



BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	05	AVERAGE 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 80
Interior Floo	12	HARDWOOD 20
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		2 100
Bathrooms		2 100
Frame	02	WOOD FRAME 100
Stories		1. 1. 100
Units		0 100
BUD8 Adjustme	04	DIST 01 100
Occupancy	00	NONE 100
Quality	03	Quality Level 03
DOR CODE	0100	SINGLE FAMILY
MAP NUM		MKT AREA 04
NEIGHBORHOOD/LOC	4053.00	
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE
BAS	1,172	100
FOP	28	30
UOP	140	20
TOTALS	1,340	1,208

MARKET ADJUSTMENTS												
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND	
0100	01	1,208	116.6000	116.60	140,853	1989	1989	0	0	16.00	84.00	
1 SINGLE FAM - 0% - 2024 Heated Area: 1172 HX Base Yr												
TOTALS	1,340		1,208	118,317								

NASSAU COUNTY PROPERTY				PAGE 1 of 1		4
VALUATION SUMMARY						
VALUATION BY						STANDARD
Tax Group: 4			Tax Dist:			
BUILDING MARKET VALUE						118,317
TOTAL MARKET OB/XF VALUE						4,433
TOTAL LAND VALUE - MARKET						125,800
TOTAL MARKET VALUE						248,550
SOH/AGL Deduction						0
ASSESSED VALUE						248,550
TOTAL EXEMPTION VALUE						0
BASE TAXABLE VALUE						248,550
TOTAL JUST VALUE						248,550
NCON VALUE						0
INCOME VALUE						
PREVIOUS YEAR MKT VALUE						235,602

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
1	0510	GARAGE WD-	0	0	30	22			28.00	100	1985	1985
2	0810	CONCRETE A	0	0	0	0			6.50	100	1989	1989
TOTALS												

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
1	000100	C	RES	0		OR	0.00	0.00	1.48	AC		1.00
TOTALS												