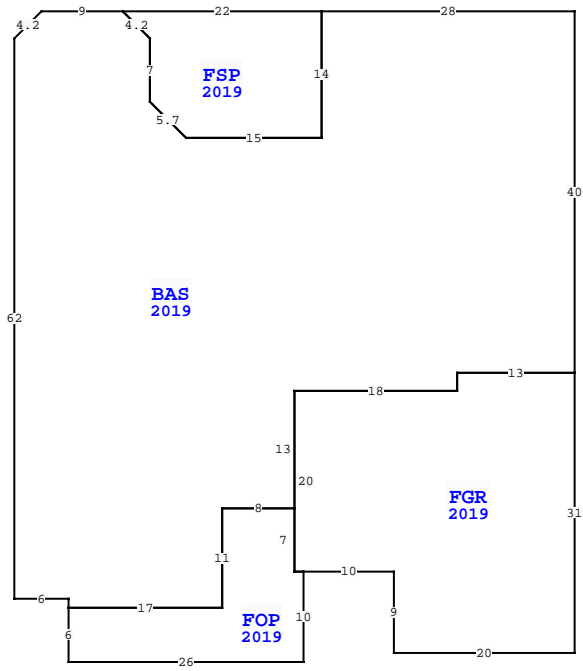


BUILDING CHARACTERISTICS		CONSTRUCTION	
ELEMENT	CD		
Exterior Wall	31	HARDIE BRD	100
Roof Structur	08	IRREGULAR	100
Roof Cover	03	COMP SHNGL	100
Interior Wall	05	DRYWALL	100
Interior Floo	11	CLAY TILE	70
Interior Floo	14	CARPET	30
Air Condition	03	CENTRAL	100
Heating Type	04	AIR DUCTED	100
Bedrooms		4	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	4085.0100		
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR
BAS	2,961	100	2019
FGR	826	55	2019
FOP	248	30	2019
FSP	263	40	2019
TOTALS	4,298		

MARKET ADJUSTMENTS											
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
0900	01	3,594	105.3900	139.11	499,961	2019	2019	0	0	2.00	98.00
1 SNGL FAM - 100% - 2021 Heated Area: 2961 HX Base Yr 2021											



NASSAU COUNTY PROPERTY		PAGE 1 of 1	4
VALUATION SUMMARY			
VALUATION BY	STANDARD		
Tax Group: 4	Tax Dist:		
BUILDING MARKET VALUE			489,962
TOTAL MARKET OB/XF VALUE			73,557
TOTAL LAND VALUE - MARKET			75,000
TOTAL MARKET VALUE			638,519
SOH/AGL Deduction			159,240
ASSESSED VALUE			479,279
TOTAL EXEMPTION VALUE	HX HB		50,722
BASE TAXABLE VALUE			428,557
TOTAL JUST VALUE			638,519
NCON VALUE			0
INCOME VALUE			
PREVIOUS YEAR MKT VALUE			616,208

PERMIT NUM	DESCRIPTION	AMT	ISSUED
20011064	SWIM POOL	71,496	11/12/2020
19012554	CO ISSUED	0	12/10/2019
19002784	NEW CONSTR	384,168	03/21/2019

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2379/1394	7/24/2020	SW	Q	I	01	412,300
GRANTOR: AVH NORTH FLORIDA LLC						
GRANTEE: TAYLOR-LANG DEIDRE						
2246/1096	12/31/2018	SW	U	V	37	5,700,000
GRANTOR: AW VENTURE I LLC ET A						
GRANTEE: AVH NORTH FLORIDA L						

BLD DATE		LGL DATE	
XF DATE	INC DATE	LAND DATE	AG DATE
		06/13/2023	MLU

BUILDING NOTES	
BUILDING DIMENSIONS BAS=[YR=2019] W28 FSP=[YR=2019] W22 D3 R3 S7 D4 R4 E15 N14\$ S14 W15 U4 L4 N7 U3 L3 W9 D3 L3 S62 E6 S1 FOP=[YR=2019] S6 E26 N10 FGR=[YR=2019] E10 S9 E20 N31 W13 S2 W18 S20 E1\$ W1 N7 W8 S11 W17\$ E17 N11 E8 N13 E18 N2 E13 N40\$.	

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	% COND	OB/XF MKT VALUE	NOTES	
1	0855	CONC PAVER	0	100	0	0	1,308.00	SF	10.00	10.00	100	2019	2019	3	97	12,688		
2	0855	CONC PAVER	0	100	0	0	188.00	SF	10.00	10.00	100	2019	2019	3	97	1,824		
3	0462	ST/AL FNC	0	100	0	0	960.00	SF	10.00	10.00	100	2021	2021	3	93	8,928		
4	0463	FENCE GATE	0	100	0	0	2.00	UT	300.00	300.00	100	2021	2021	3	96	576		
5	0861	POOL GUNIT	0	100	30	17	510.00	SF	85.00	85.00	100	2021	2021	3	93	40,316		
6	0855	CONC PAVER	0	100	0	0	750.00	SF	10.00	10.00	100	2021	2021	3	99	7,425		
7	0871	POOL HTR R	0	100	0	0	1.00	UT	2,000.00	2,000.00	100	2021	2021	3	90	1,800		
TOTALS															4,298	3,594	489,962	

LAND DESCRIPTION																	TOTAL OB/XF							
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	TOT ADJ	UNIT PRICE	ADJ UNIT PRICE	LAND VALUE	OTHER ADJUSTMENTS AND NOTES	YEAR	DENSITY	DECL	FRZ	YR	CONSRV
1	000135	C	RES NATURAL	100		PUD	0.00	0.00	1.00	LT		1.00	1.00	1.00	75,000.00	75,000.00	75,000							