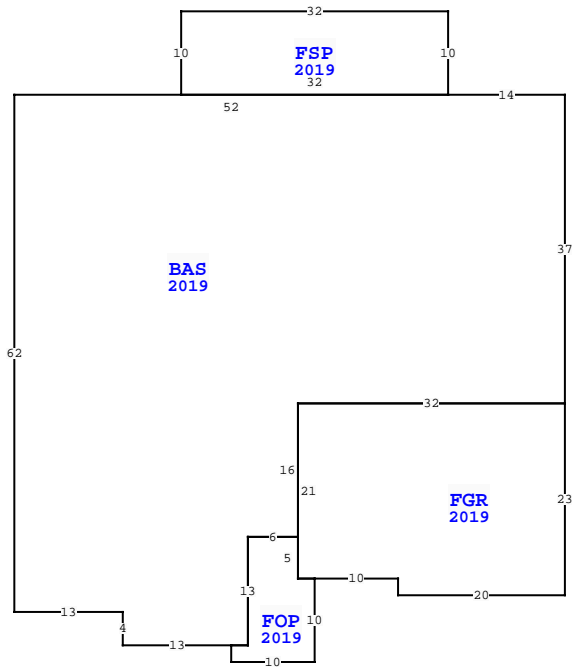


BUILDING CHARACTERISTICS		CONSTRUCTION	
ELEMENT	CD		
Exterior Wall	16	WD FR STUC	100
Roof Structur	08	IRREGULAR	100
Roof Cover	03	COMP SHNGL	100
Interior Wall	05	DRYWALL	100
Interior Floo	11	CLAY TILE	70
Interior Floo	14	CARPET	30
Air Condition	03	CENTRAL	100
Heating Type	04	AIR DUCTED	100
Bedrooms		3	100
Bathrooms		3	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	3,298	100	2019
FGR	712	55	2019
FOP	114	30	2019
FSP	320	40	2019
TOTALS	4,444		

MARKET ADJUSTMENTS											
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
0900	01	3,852	106.2900	140.30	540,436	2019	2019	0	0	2.50	97.50
1 SNGL FAM - 100% - 2020 Heated Area: 3298 HX Base Yr 2020											



NASSAU COUNTY PROPERTY		PAGE 1 of 1	4
VALUATION SUMMARY			
VALUATION BY			STANDARD
Tax Group: 4		Tax Dist:	
BUILDING MARKET VALUE			526,925
TOTAL MARKET OB/XF VALUE			20,759
TOTAL LAND VALUE - MARKET			75,000
TOTAL MARKET VALUE			622,684
SOH/AGL Deduction			204,239
ASSESSED VALUE			418,445
TOTAL EXEMPTION VALUE	HX HB		50,722
BASE TAXABLE VALUE			367,723
TOTAL JUST VALUE			622,684
NCON VALUE			0
INCOME VALUE			
PREVIOUS YEAR MKT VALUE			597,726

PERMIT NUM	DESCRIPTION	AMT	ISSUED
19009588	CO ISSUED	0	09/11/2019
B1903623	NEW CONSTR	442,951	04/10/2019

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2303/1406	9/11/2019	SW	Q	I	01	457,400
GRANTOR: AVH NORTH FLORIDA LLC						
GRANTEE: RICE THOMAS M & NAN						
2246/1096	12/31/2018	SW	U	V	37	5,700,000
GRANTOR: AW VENTURE I LLC ET A						
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	% COND	OB/XF MKT VALUE	NOTES
1	0855	CONC PAVER	0	100	0	1,196.00	SF	10.00	10.00	100	2019	2019	3	97	11,601	
2	0855	CONC PAVER	0	100	0	40.00	SF	10.00	10.00	100	2019	2019	3	97	388	
3	0462	ST/AL FNC	0	100	0	1,008.00	SF	10.00	10.00	100	2019	2019	3	87	8,770	

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

BUILDING NOTES											
BUILDING DIMENSIONS											
BAS=[YR=2019] W14 FSP=[YR=2019] N10 W32 S10 E32\$ W52 S62 E13 S4 E13 FOP=[YR=2019] S2 E10 N10 FGR=[YR=2019] E10 S2 E20 N23 W32 S21 E2\$ W2 N5 W6 S13 W2\$ E2 N13 E6 N16 E32 N37\$.											

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							