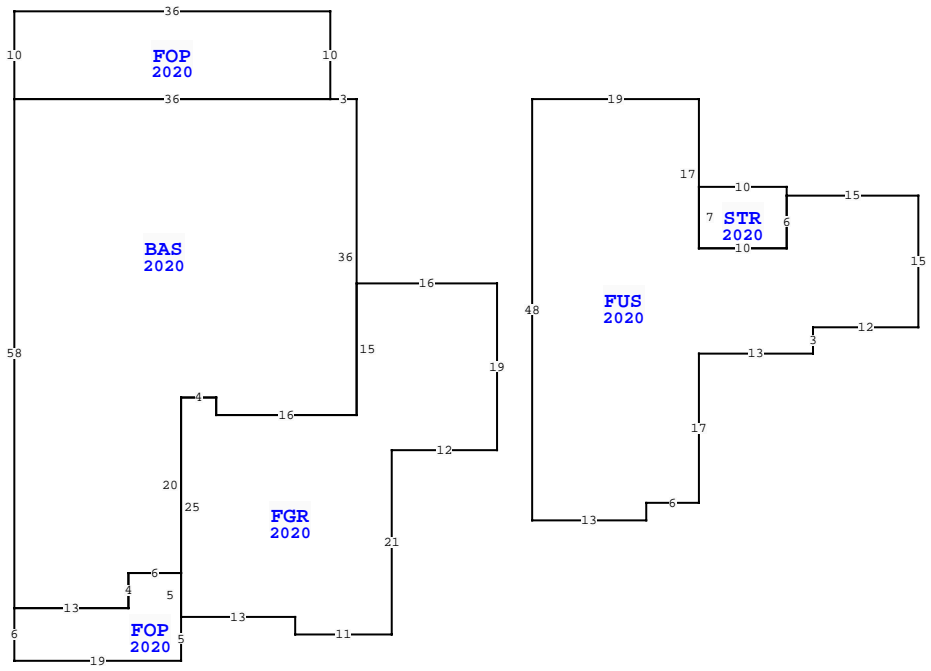


BUILDING CHARACTERISTICS		CONSTRUCTION	
ELEMENT	CD		
Exterior Wall	31	HARDIE BRD	100
Roof Structur	08	IRREGULAR	100
Roof Cover	03	COMP SHNGL	100
Interior Wall	05	DRYWALL	100
Interior Floo	11	CLAY TILE	50
Interior Floo	14	CARPET	50
Air Condition	03	CENTRAL	100
Heating Type	04	AIR DUCTED	100
Bedrooms		4	100
Bathrooms		3.5	100
Frame	02	WOOD FRAME	100
Stories	2.	2.	100
Units		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	1,790	100	2020
FGR	870	55	2020
FOP	138	30	2020
FOP	360	30	2020
FUS	1,254	100	2020
STR	70	10	2020
TOTALS	4,482		

MARKET ADJUSTMENTS											
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
0900	01	3,678	105.7500	139.59	513,412	2020	2020	0	0	1.50	98.50
1 SNGL FAM - 100% - 2021 Heated Area: 3044 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			505,711
TOTAL MARKET OB/XF VALUE			12,368
TOTAL LAND VALUE - MARKET			75,000
TOTAL MARKET VALUE			593,079
SOH/AGL Deduction			175,942
ASSESSED VALUE			417,137
TOTAL EXEMPTION VALUE	HX HB		50,722
BASE TAXABLE VALUE			366,415
TOTAL JUST VALUE			593,079
NCON VALUE			0
INCOME VALUE			
PREVIOUS YEAR MKT VALUE			568,827

PERMIT NUM	DESCRIPTION	AMT	ISSUED
20003283	CO ISSUED	0	04/16/2020
19009348	NEW CONSTR	418,111	08/30/2019

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2372/0158	6/26/2020	SW	Q	I	02	460,000
GRANTOR: AVH NORTH FLORIDA LLC						
GRANTEE: JONES TRACEE D & JO						
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 PAVR	0	100	0	1,262.00	SF	10.00	10.00	100	2020	2020	3	98	12,368	

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

BUILDING NOTES	
BAS=[YR=2020] W3 FOP=[YR=2020] N10 W36 S10 E36\$ W36 S58	
FOP=[YR=2020] S6 E19 N5 FGR=[YR=2020] E13 S2 E11 N21 E12 N19	
W16 S15 W16 N2 W4 S25\$ N5 W6 S4 W13\$ E13 N4 E6 N20 E4 S2 E16	
N36\$ PTR=E20 FUS=[YR=2020] S48 E13 N2 E6 N17 E13 N3 E12 N15	
W15 STR=[YR=2020] N1 W10 S7 E10 N6\$ S6 W10 N17 W19\$ W20\$.	

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	DPTH 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							