

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 Floor	13	LVT/LAMMT	50
Interior Floor	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	2,430	100	2021
FGR	829	55	2021
FOP	172	30	2021
FSP	168	40	2021
FUS	694	100	2021
STR	48	10	2021
TOTALS	4,341		

MARKET ADJUSTMENTS											
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
0900	01	3,704	100.8000	133.06	492,854	2021	2021	0	0	1.00	99.00

1 SNGL FAM - 100% - 2022 Heated Area: 3124 HX Base Yr 2022

NASSAU COUNTY PROPERTY		PAGE 1 of 1	4
VALUATION SUMMARY			
VALUATION BY	STANDARD		
Tax Group: 4	Tax Dist:		
BUILDING MARKET VALUE			487,925
TOTAL MARKET OB/XF VALUE			89,649
TOTAL LAND VALUE - MARKET			75,000
TOTAL MARKET VALUE			652,574
SOH/AGL Deduction			94,507
ASSESSED VALUE			558,067
TOTAL EXEMPTION VALUE	VX HX HB		55,722
BASE TAXABLE VALUE			502,345
TOTAL JUST VALUE			652,574
NCON VALUE			0
INCOME VALUE			
PREVIOUS YEAR MKT VALUE			631,421

PERMIT NUM	DESCRIPTION	AMT	ISSUED
22007884	ADDITION	11,820	05/20/2022
22000926	SWIM POOL	80,163	01/14/2022
20010024	NEW CONSTR	431,150	11/16/2020

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q / I	V / I	RSN CD	SALE PRICE
2459/1713	4/27/2021	SW Q	Q	I	02	461,400
GRANTOR: AVH NORTH FLORIDA LLC						
GRANTEE: BOLLMAN MICHELLE MA						
2246/1096	12/31/2018	SW U	V	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	0		10.00	10.00	100	2021	2021	3	99	15,761	
2	0462	ST/AL FNC	0	100	0	0		10.00	10.00	100	2022	2022	3	95	14,364	
3	0463	FENCE GATE	0	100	0	0		300.00	300.00	100	2022	2022	3	98	882	
4	0861	POOL GUNIT	0	100	27	16		85.00	85.00	100	2022	2022	3	95	34,884	
5	0911	SCRN RM A	0	100	25	40		17.50	17.50	100	2022	2022	3	93	16,275	
6	0871	POOL HTR R	0	100	0	0		2,000.00	2,000.00	100	2022	2022	3	93	1,860	
7	0855	CONC PAVER	0	100	0	0		10.00	10.00	100	2022	2022	3	99	5,623	
TOTALS															89,649	

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	% COND	TOT ADJ	UNIT PRICE	ADJ UNIT PRICE	LAND VALUE	OTHER ADJUSTMENTS AND NOTES	YEAR	DENSITY	DECL	FRZ	YR	CONSRV
1	000100	C	RES	100			0.00	0.00	1.00	LT		1.00	1.00	1.00	75,000.00	75,000.00	75,000							