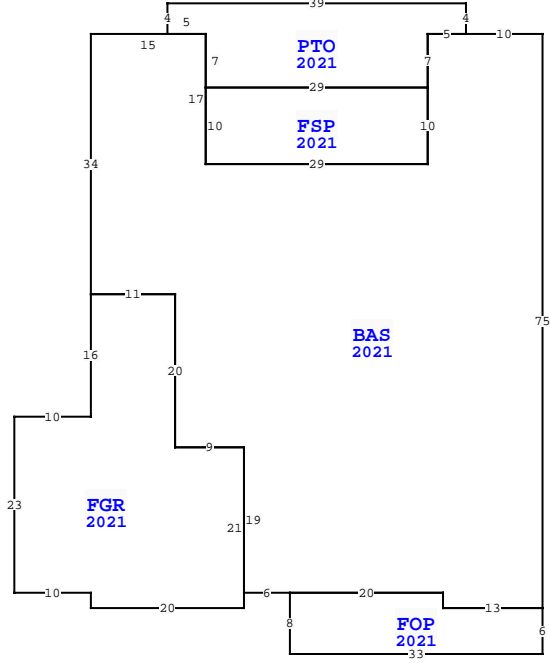


BUILDING CHARACTERISTICS		CONSTRUCTION	
ELEMENT	CD		
Exterior Wall	31	HARDIE BRD	100
Roof Structur	08	IRREGULAR	100
Roof Cover	03	COMP SHNGL	100
Interior Wall	05	DRYWALL	100
Interior Floo	13	LVT/LAMMT	70
Interior Floo	14	CARPET	30
Air Condition	03	CENTRAL	100
Heating Type	04	AIR DUCTED	100
Bedrooms		5	100
Bathrooms		3.5	100
Frame	02	WOOD FRAME	100
Stories	1.	1.	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	3,240	100	2021
FGR	870	55	2021
FOP	238	30	2021
FSP	290	40	2021
PTO	359	5	2021
TOTALS	4,997		
		3,923	513,978

MARKET ADJUSTMENTS												
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND	
0900	01	3,923	100.2600	132.34	519,170	2021	2021	0	0	1.00	99.00	
1 SNGL FAM - 100% - 2022 Heated Area: 3240 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			513,978
TOTAL MARKET OB/XF VALUE			16,963
TOTAL LAND VALUE - MARKET			75,000
TOTAL MARKET VALUE			605,941
SOH/AGL Deduction			118,744
ASSESSED VALUE			487,197
TOTAL EXEMPTION VALUE	HX HB		50,722
BASE TAXABLE VALUE			436,475
TOTAL JUST VALUE			605,941
NCON VALUE			0
INCOME VALUE			
PREVIOUS YEAR MKT VALUE			581,303

PERMIT NUM	DESCRIPTION	AMT	ISSUED
21007461	SCRN ENCL	11,999	06/09/2021
21003205	CO ISSUED	0	03/17/2021
20008773	NEW CONSTR	447,717	09/22/2020

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2447/0547	3/22/2021	SW	Q	I	01	501,400
GRANTOR: AVH NORTH FLORIDA LLC						
GRANTEE: BOLLENBACHER SANDRA						
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
1	0855	CONC PAVER	0	100	0	1,206.00	SF	10.00	10.00	100	2021	2021
2	0911	SCRN RM A	0	100	11	319.00	SF	17.50	17.50	100	2021	2021

TOTAL OB/XF												
16,963												
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	% COND
1	000100	C	RES	100		PUD	0.00	0.00	1.00	LT		1.00

BUILDING NOTES												
BAS=[YR=2021] W10 PTO=[YR=2021] N4 W39 S4 E5 S7 E29 N7 E5\$W5 S7 FSP=[YR=2021] S10 W29N10 E29\$ S10 W29 N17 W15 S34 FGR=[YR=2021] S16 W10 S23 E10 S2 E20N21 W9 N20 W11\$ E11 S20 E9 S19E6 FOP=[YR=2021] S8 E33 N6 W13 N2 W20\$ E20 S2 E13 N75\$.												

BUILDING DIMENSIONS												
BAS=[YR=2021] W10 PTO=[YR=2021] N4 W39 S4 E5 S7 E29 N7 E5\$W5 S7 FSP=[YR=2021] S10 W29N10 E29\$ S10 W29 N17 W15 S34 FGR=[YR=2021] S16 W10 S23 E10 S2 E20N21 W9 N20 W11\$ E11 S20 E9 S19E6 FOP=[YR=2021] S8 E33 N6 W13 N2 W20\$ E20 S2 E13 N75\$.												

LAND DESCRIPTION												
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	% COND
1	000100	C	RES	100		PUD	0.00	0.00	1.00	LT		1.00