



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 60	
Interior Floo	14	CARPET 40	
Air Condition	03	CENTRAL 100	
Heating Type	04	AIR DUCTED 100	
Bedrooms		5 100	
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	3,074	100	2020
FGR	816	55	2020
FOP	248	30	2020
FOP	301	30	2020
FST	15	55	2020
FUS	424	100	2020
STR	52	10	2020
TOTALS	4,930		

MARKET ADJUSTMENTS											
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
0900	01	4,124	97.8560	129.17	532,697	2020	2020	0	0	1.50	98.50

1 SNGL FAM - 100% - 2021 Heated Area: 3498 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			524,707
TOTAL MARKET OB/XF VALUE			12,328
TOTAL LAND VALUE - MARKET			75,000
TOTAL MARKET VALUE			612,035
SOH/AGL Deduction			171,718
ASSESSED VALUE			440,317
TOTAL EXEMPTION VALUE	HX HB		50,722
BASE TAXABLE VALUE			389,595
TOTAL JUST VALUE			612,035
NCON VALUE			0
INCOME VALUE			
PREVIOUS YEAR MKT VALUE			586,858

PERMIT NUM	DESCRIPTION	AMT	ISSUED
20001973	CO ISSUED	0	03/04/2020
19005879	NEW CONSTR	478,113	06/05/2019

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2350/0327	3/23/2020	SW Q	Q	I	01	464,500
GRANTOR: AVH NORTH FLORIDA LLC						
GRANTEE: TURNOCK WILLIAM S &						
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	1,258.00	SF	10.00	10.00	100	2020	2020	3	98	12,328	

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

BUILDING NOTES	
BAS=[YR=2020] W31 FOP=[YR=2020] W22 R3 D3 S9 R4 D4 E15 N16\$ S16 W15 U4 L4 N9 L3 U3 W9 L3 D3 S63 E5 S1 FOP=[YR=2020] S6 E26 N10 FGR=[YR=2020] E12 S4 E22 N26 W14 S2 W16 FST=[YR=2020] N3 W5 S3 E5\$ W5 S20 E1\$ W1 N7 W8 S11 W17\$ E17 N11 E8 N16 E5 S3 E16 N2 E14 N41\$ PTR=E10 FUS=[YR=2020] S16 E11 S3 E4 STR=[YR=2020] S13 E4 N13 W4\$ E4 N3 E6 N16 W25\$ W10\$.	

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	000100	C	RES	100		PUD	0.00	0.00	1.00	LT		1.00	1.00	1.00	75,000.00	75,000.00	75,000							