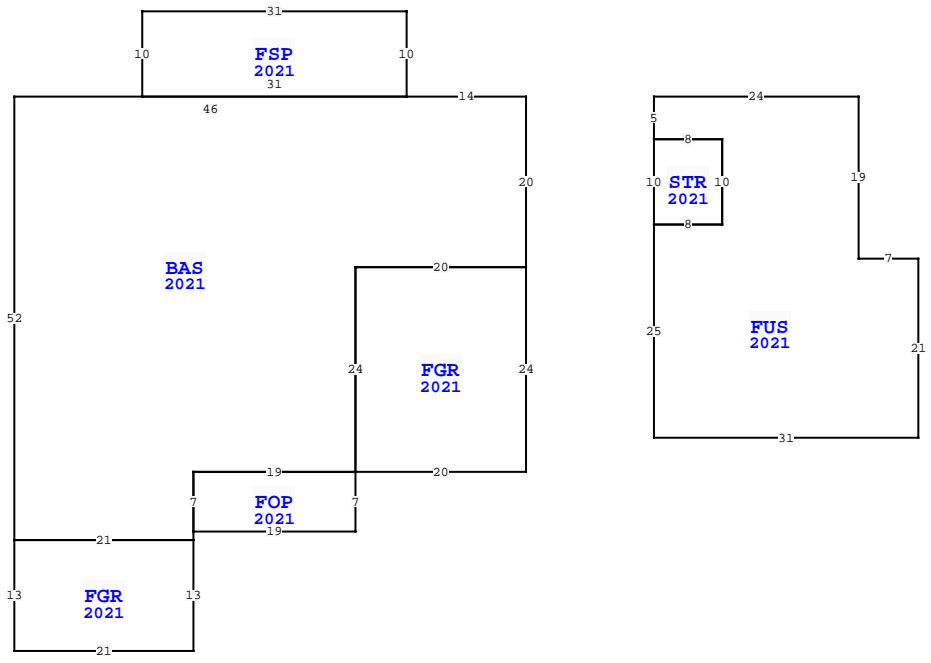


BUILDING CHARACTERISTICS		CONSTRUCTION	
ELEMENT	CD		
Exterior Wall	31	HARDIE BRD	100
Roof Structur	08	IRREGULAR	100
Roof Cover	03	COMP SHNGL	100
Interior Wall	05	DRYWALL	100
Interior Floo	13	LVT/LAMMT	60
Interior Floo	14	CARPET	40
Air Condition	03	CENTRAL	100
Heating Type	04	AIR DUCTED	100
Bedrooms		5	100
Bathrooms		3	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	2,328	100	2021
FGR	273	55	2021
FGR	480	55	2021
FOP	133	30	2021
FSP	310	40	2021
FUS	1,027	100	2021
STR	80	10	2021
TOTALS	4,631		

MARKET ADJUSTMENTS											
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
0900	01	3,941	99.1800	130.92	515,956	2021	2021	0	0	1.00	99.00
1 SNGL FAM - 100% - 2022 Heated Area: 3355 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			510,796
TOTAL MARKET OB/XF VALUE			71,782
TOTAL LAND VALUE - MARKET			75,000
TOTAL MARKET VALUE			657,578
SOH/AGL Deduction			92,142
ASSESSED VALUE			565,436
TOTAL EXEMPTION VALUE	HX HB VX		55,722
BASE TAXABLE VALUE			509,714
TOTAL JUST VALUE			657,578
NCON VALUE			0
INCOME VALUE			
PREVIOUS YEAR MKT VALUE			634,871

PERMIT NUM	DESCRIPTION	AMT	ISSUED
22016052	ADDITION	17,999	10/25/2022
22003838	SWIM POOL	65,027	03/10/2022
21012802	CO ISSUED	0	09/23/2021
20013170	NEW CONSTR	466,112	01/05/2021

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q / I	V / I	RSN CD	SALE PRICE
2499/1406	9/23/2021	SW Q	Q	I	01	567,500
GRANTOR: AVH NORTH FLORIDA LLC						
GRANTEE: BEDNAR SUSAN M & JO						
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	1,301.00	UT	10.00	10.00	100	2021	2021	3	99	12,880	
2	0861	POOL GUNIT	0	100	28	364.00	SF	85.00	85.00	100	2022	2022	3	95	29,393	
3	0911	SCRN RM A	0	100	0	1,194.00	SF	17.50	17.50	100	2022	2022	3	93	19,432	
4	0855	CONC PAVER	0	100	0	830.00	SF	10.00	10.00	100	2022	2022	3	99	8,217	
5	0871	POOL HTR R	0	100	0	1.00	UT	2,000.00	2,000.00	100	2022	2022	3	93	1,860	
TOTALS															71,782	

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							