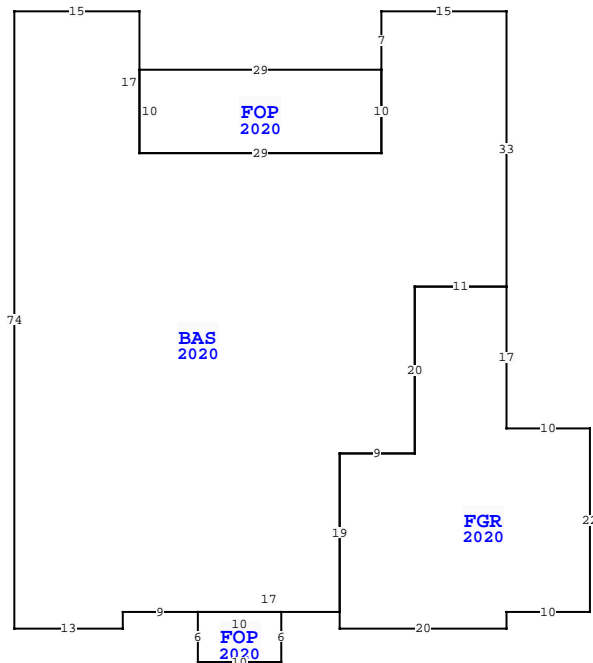


BUILDING CHARACTERISTICS		CONSTRUCTION	
ELEMENT	CD		
Exterior Wall	31	HARDIE BRD	100
Roof Structur	08	IRREGULAR	100
Roof Cover	03	COMP SHNGL	100
Interior Wall	05	DRYWALL	100
Interior Floo	13	LVT/LAMMT	100
Air Condition	03	CENTRAL	100
Heating Type	04	AIR DUCTED	100
Bedrooms		4	100
Bathrooms		3.5	100
Frame	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	3,181	100	2020
FGR	860	55	2020
FOP	60	30	2020
FOP	290	30	2020
TOTALS	4,391		

MARKET ADJUSTMENTS													
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND		
0900	01	3,759	100.8000	133.06	500,173	2020	2020	0	0	1.50	98.50		
1 SNGL FAM - 100% - 2021 Heated Area: 3181 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			492,670
TOTAL MARKET OB/XF VALUE			85,518
TOTAL LAND VALUE - MARKET			75,000
TOTAL MARKET VALUE			653,188
SOH/AGL Deduction			185,836
ASSESSED VALUE			467,352
TOTAL EXEMPTION VALUE	HX HB		50,722
BASE TAXABLE VALUE			416,630
TOTAL JUST VALUE			653,188
NCON VALUE			0
INCOME VALUE			
PREVIOUS YEAR MKT VALUE			632,026

PERMIT NUM	DESCRIPTION	AMT	ISSUED
230010319	POOL ENCL	15,010	08/11/2023
21007833	SWIM POOL	61,000	08/31/2021
20010183	CO ISSUED	0	10/23/2020
20003103	NEW CONSTR	443,466	05/20/2020

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2411/0634	11/20/2020	SW	Q	I	01	455,700
GRANTOR: AVH NORTH FLORIDA LLC						
GRANTEE: BURNAT JAROSLAW & K						
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														85554 FALLEN LEAF DR, FERNANDINA BEACH			
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	0811	CONCRETE B	0	100	0	0	1,296.00	SF	5.20	5.20	100	2020	2020	3	98	6,604	
2	0861	POOL GUNIT	0	100	0	0	452.00	SF	85.00	85.00	100	2022	2022	3	95	36,499	
3	0871	POOL HTR R	0	100	0	0	1.00	UT	2,000.00	2,000.00	100	2022	2022	3	93	1,860	
4	0911	SCRN RM A	0	100	0	0	1,678.00	SF	17.50	17.50	100	2022	2022	3	93	27,309	
5	0855	CONC PAVR	0	100	0	0	1,338.00	SF	10.00	10.00	100	2022	2022	3	99	13,246	
TOTALS																85,518	

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							