

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	11	CLAY TILE	70
Interior Floo	13	LVT/LAMNT	30
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.	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	3,098	100	2020
FGR	816	55	2020
FOP	196	30	2020
FOP	277	30	2020
FST	15	55	2020
FUS	387	100	2020
STR	140	10	2020
TOTALS	4,929		

MARKET ADJUSTMENTS											
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
0900	01	4,098	105.3360	139.04	569,786	2020	2020	0	0	1.50	98.50

1 SNGL FAM - 100% - 2021 Heated Area: 3485 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			561,239
TOTAL MARKET OB/XF VALUE			23,676
TOTAL LAND VALUE - MARKET			75,000
TOTAL MARKET VALUE			659,915
SOH/AGL Deduction			177,824
ASSESSED VALUE			482,091
TOTAL EXEMPTION VALUE	HX HB		50,722
BASE TAXABLE VALUE			431,369
TOTAL JUST VALUE			659,915
NCON VALUE			0
INCOME VALUE			
PREVIOUS YEAR MKT VALUE			633,285

PERMIT NUM	DESCRIPTION	AMT	ISSUED
20001854	SCRN ENCL	8,000	03/11/2020
20001701	CO ISSUED	0	02/25/2020
19008474	NEW CONSTR	481,086	08/08/2019

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2342/1427	2/27/2020	SW	Q	I	01	487,700

GRANTOR: AVH NORTH FLORIDA LLC
GRANTEE: SWAN DAVID & CIELO
2246/1096 12/31/2018 SW U V 37 5,700,000
GRANTOR: AW VENTURE I LLC ET A
GRANTEE: AVH NORTH FLORIDA L

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

BUILDING NOTES	
<p>BUILDING DIMENSIONS</p> <p>BAS=[YR=2020] W31 FOP=[YR=2020] S14 W16 U4 L4 N7 U3 L3 E23\$ S14 W15 U4 L4 N7 U3 L3 W10 L3 D3 S61 E6 S2 FOP=[YR=2020] S4 E25 N8 FGR=[YR=2020] E13 S4 E22 N26 W14 S2 W16 FST=[YR=2020] N3 W5 S3 E5\$ W5 S20\$ N8 W8 S12 W17\$ E17 N12 E8 N15 E5 S3 E16 N2 E14 N40\$ PTR= E10 FUS=[YR=2020] S15 E11 S3 E4 STR=[YR=2020] S11 E10 N14 W10 S3\$ N3 E10 N15 W25\$ W10\$.</p>	

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			1,212.00	10.00	2020	2020	3	98	11,878	
2	0911	SCRN RM A	0	100	0	0			330.00	SF 17.50	2020	2020	3	86	4,967	
3	0855	CONC PAVER	0	100	0	0			697.00	SF 10.00	2020	2020	3	98	6,831	

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	000134	C	RES POND	100		PUD	0.00	0.00	1.00	LT		1.00	1.00	1.00	75,000.00	75,000.00	75,000							