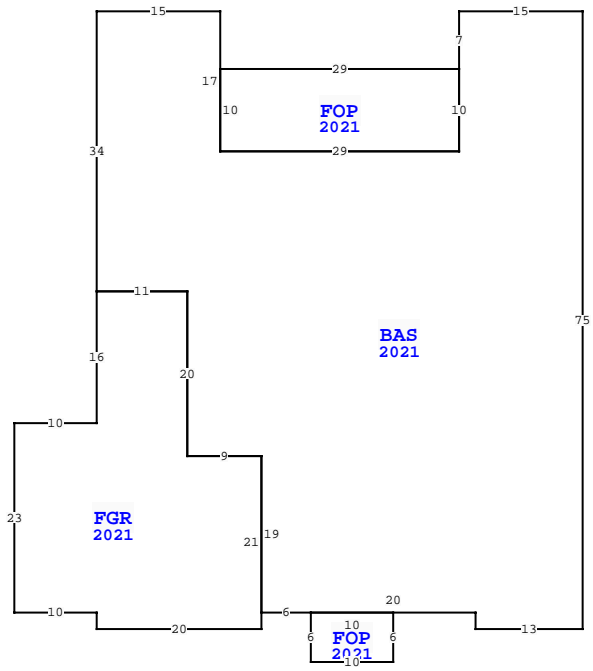


BUILDING CHARACTERISTICS		CONSTRUCTION	
ELEMENT	CD		
Exterior Wall	31	HARDIE BRD	100
Roof Structur	08	IRREGULAR	100
Roof Cover	03	COMP SHNGL	100
Interior Wall	05	DRYWALL	100
Interior Floor	14	CARPET	60
Interior Floor	13	LVT/LAMNT	40
Air Condition	03	CENTRAL	100
Heating Type	04	AIR DUCTED	100
Bedrooms		5	100
Bathrooms		3.5	100
Frame	02	WOOD FRAME	100
Stories	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	60	30	2021
FOP	290	30	2021
TOTALS	4,460		

MARKET ADJUSTMENTS											
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
0900	01	3,823	99.7200	131.63	503,221	2021	2021	0	0	1.00	99.00
1 SNGL FAM - 100% - 2023 Heated Area: 3240 HX Base Yr 2023											



NASSAU COUNTY PROPERTY		PAGE 1 of 1	4
VALUATION SUMMARY			
VALUATION BY	STANDARD		
Tax Group: 4	Tax Dist:		
BUILDING MARKET VALUE			498,189
TOTAL MARKET OB/XF VALUE			81,392
TOTAL LAND VALUE - MARKET			75,000
TOTAL MARKET VALUE			654,581
SOH/AGL Deduction			23,668
ASSESSED VALUE			630,913
TOTAL EXEMPTION VALUE	HX HB		50,722
BASE TAXABLE VALUE			580,191
TOTAL JUST VALUE			654,581
NCON VALUE			0
INCOME VALUE			
PREVIOUS YEAR MKT VALUE			632,087

PERMIT NUM	DESCRIPTION	AMT	ISSUED
22014476	ADDITION	22,592	09/22/2022
22013420	SWIM POOL	102,697	08/31/2022
22000258	CO ISSUED	0	01/05/2022
21005658	NEW CONSTR	472,647	05/04/2021

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2528/0365	12/31/2021	SW	Q	I	01	485,100

BUILDING NOTES	
GRANTOR: AVH NORTH FLORIDA LLC	
GRANTEE: ZUKOWSKI DAVID ALAN	
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	1,072.00	SF	10.00	10.00	100	2021	2021	3	99	10,613	
2	0912	SCRN RM G	1	100	0	1,409.00	SF	20.00	20.00	100	2024	2023		97	27,335	
3	0861	POOL GUNIT	1	100	0	374.00	SF	85.00	85.00	100	2024	2023		98	31,154	
4	0855	CONC PAVER	1	100	0	1,035.00	SF	10.00	10.00	100	2024	2023		100	10,350	
5	0871	POOL HTR R	1	100	0	1.00	UT	2,000.00	2,000.00	100	2024	2023		97	1,940	

LAND DESCRIPTION		TOTAL OB/XF															81,392							
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							