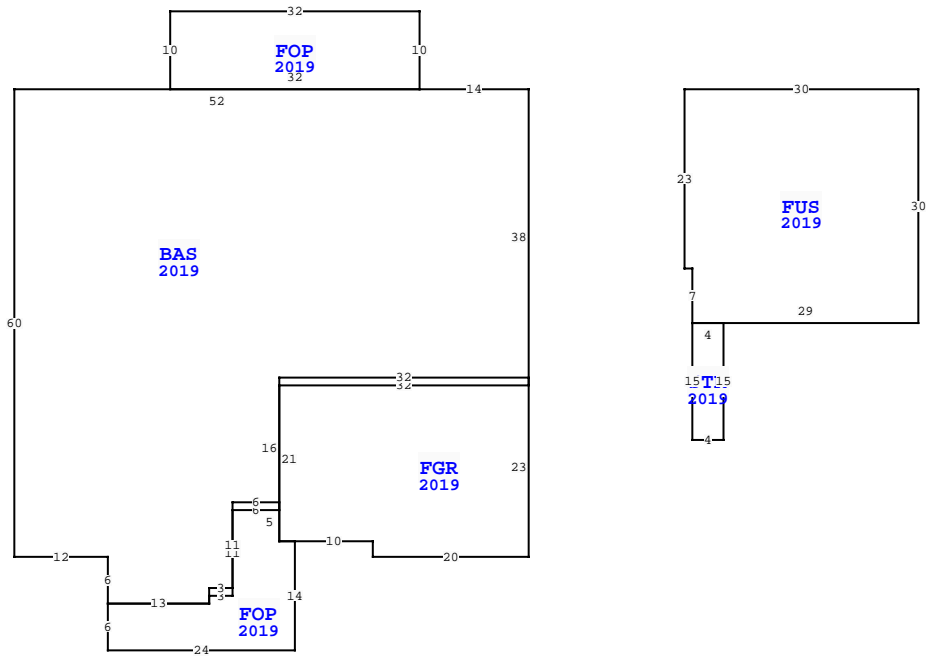


BUILDING CHARACTERISTICS		CONSTRUCTION	
ELEMENT	CD		
Exterior Wall	31	HARDIE BRD	100
Roof Structur	08	IRREGULAR	100
Roof Cover	03	COMP SHNGL	100
Interior Wall	05	DRYWALL	100
Interior Floo	11	CLAY TILE	60
Interior Floo	14	CARPET	40
Air Condition	03	CENTRAL	100
Heating Type	04	AIR DUCTED	100
Bedrooms		5	100
Bathrooms		4	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	3,313	100	2019
FGR	712	55	2019
FOP	244	30	2019
FOP	320	30	2019
FUS	893	100	2019
STR	60	10	2019
TOTALS	5,542		

MARKET ADJUSTMENTS											
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
0900	01	4,773	100.4480	132.59	632,852	2019	2019	0	0	2.00	98.00
1 SNGL FAM - 100% - 2024 Heated Area: 4206 HX Base Yr 2024											



NASSAU COUNTY PROPERTY		PAGE 1 of 1	4
VALUATION SUMMARY			
VALUATION BY	STANDARD		
Tax Group: 4	Tax Dist:		
BUILDING MARKET VALUE			620,195
TOTAL MARKET OB/XF VALUE			118,362
TOTAL LAND VALUE - MARKET			75,000
TOTAL MARKET VALUE			813,557
SOH/AGL Deduction			4,440
ASSESSED VALUE			809,117
TOTAL EXEMPTION VALUE	HX HB		50,722
BASE TAXABLE VALUE			758,395
TOTAL JUST VALUE			813,557
NCON VALUE			0
INCOME VALUE			
PREVIOUS YEAR MKT VALUE			786,314

PERMIT NUM	DESCRIPTION	AMT	ISSUED
230011610	POOL ENCL	14,085	09/12/2023
B230009290	POOL	145,275	07/20/2023
21009311	ADDITION	9,000	09/28/2021
19012963	CO ISSUED	0	12/23/2019
19004829	NEW CONSTR	552,808	06/07/2019

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2637/1205	5/05/2023	WD	Q	I	01	845,000
GRANTOR: GREEN ROBERT L III & GRANTEE: WILLIAMS JAMES PRYO						
2329/0352	12/27/2019	SW	Q	I	01	469,000
GRANTOR: AVH NORTH FLORIDA LLC GRANTEE: GREEN ROBERT L III						

EXTRA FEATURES												BLD DATE		LGL DATE			
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	27.00	SF	10.00	10.00	100	2019	2019	3	97	262	
2	0855	CONC PAVER	0	100	0	0	1,329.00	SF	10.00	10.00	100	2019	2019	3	97	12,891	
3	0463	FENCE GATE	0	100	0	0	2.00	UT	300.00	300.00	100	2019	2019	3	94	564	
4	0462	ST/AL FNC	0	100	0	0	1,584.00	SF	10.00	10.00	100	2019	2019	3	87	13,781	
5	0861	POOL GUNIT	0	100	0	0	492.00	SF	85.00	85.00	100	2024	2023		98	40,984	
6	0871	POOL HTR R	0	100	0	0	1.00	UT	2,000.00	2,000.00	100	2024	2023		97	1,940	
7	0912	SCRN RM G	0	100	0	0	1,633.00	SF	20.00	20.00	100	2024	2023		97	31,680	
8	0855	CONC PAVER	0	100	0	0	1,141.00	SF	10.00	10.00	100	2024	2023		100	11,410	
9	0600	SUMMER KIT	0	100	0	0	1.00	UT	5,000.00	5,000.00	100	2024	2023		97	4,850	

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							