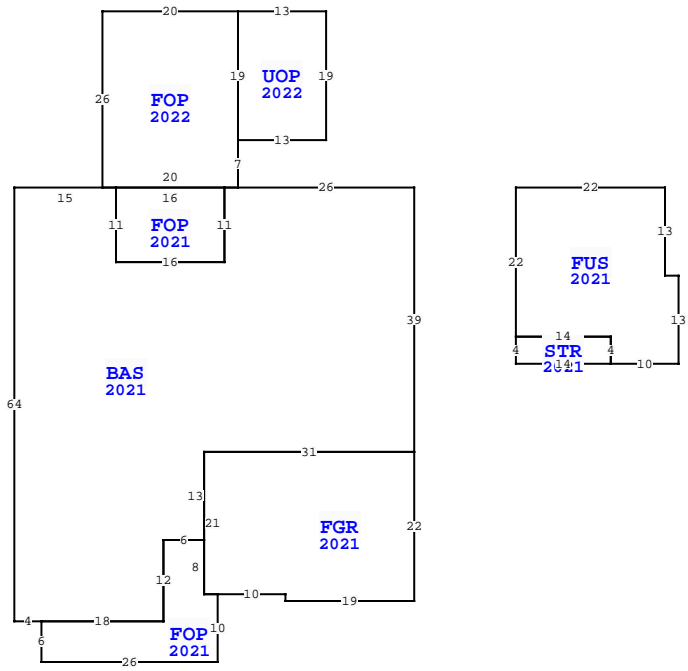


BUILDING CHARACTERISTICS		CONSTRUCTION	
ELEMENT	CD		
Exterior Wall	31	HARDIE BRD	100
Roof Structur	08	IRREGULAR	100
Roof Cover	03	COMP SHNGL	100
Interior Wall	05	DRYWALL	100
Interior Floor	11	CLAY TILE	70
Interior Floor	14	CARPET	30
Air Condition	03	CENTRAL	100
Heating Type	04	AIR DUCTED	100
Bedrooms		5	100
Bathrooms		4.5	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	2,753	100	2021
FGR	670	55	2021
FOP	176	30	2021
FOP	236	30	2021
FOP	520	30	2022
FUS	542	100	2021
STR	56	10	2021
UOP	247	20	2022
TOTALS	5,200		

MARKET ADJUSTMENTS													
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND		
0900	01	3,998	108.9900	143.87	575,192	2021	2021	0	0	0	1.00	99.00	
1 SNGL FAM - 100% - 2022 Heated Area: 3295 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			569,440
TOTAL MARKET OB/XF VALUE			31,313
TOTAL LAND VALUE - MARKET			75,000
TOTAL MARKET VALUE			675,753
SOH/AGL Deduction			149,940
ASSESSED VALUE			525,813
TOTAL EXEMPTION VALUE	HX HB VX		55,722
BASE TAXABLE VALUE			470,091
TOTAL JUST VALUE			675,753
NCON VALUE			0
INCOME VALUE			
PREVIOUS YEAR MKT VALUE			648,909

PERMIT NUM	DESCRIPTION	AMT	ISSUED
21016912	ADDITION	24,700	12/07/2021
21003468	CO ISSUED	0	03/23/2021
20008853	NEW CONSTR	441,817	09/24/2020

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2459/1659	3/29/2021	SW Q	Q	I	02	495,400
GRANTOR: AVH NORTH FLORIDA LLC						
GRANTEE: CONRAN DANIEL BERNA						
2246/1096	12/31/2018	SW U	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 PAVR	0	100	0	0			1,275.00	SF	10.00	10.00	100	2021	2021	3	99	12,623	
2	0462	ST/AL FNC	0	100	0	0			1,416.00	SF	10.00	10.00	100	2022	2022	3	95	13,452	
3	0463	FENCE GATE	0	100	0	0			2.00	UT	300.00	300.00	100	2022	2022	3	98	588	
4	0600	SUMMER KIT	0	100	0	0			1.00	UT	5,000.00	5,000.00	100	2022	2022	3	93	4,650	

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

BUILDING DIMENSIONS													
BAS=[YR=2021] W26 FOP=[YR=2022] N7 UOP=[YR=2022] E13 N19 W13 S19\$ N19 W20 S26 E20\$W2 FOP=[YR=2021] W16 S11 E16 N11\$ S11 W16 N11 W15 S64 E4 FOP=[YR=2021] S6 E26 N10 FGR=[YR=2021] E10 S1 E19 N22 W31 S21 E2\$ W2 N8 W6 S12 W18\$ E18 N12 E6 N13 E31 N39\$ PTR=E15 FUS=[YR=2021] S22 STR=[YR=2021] S4 E14 N4 W14\$ E14 S4 E10 N13 W2 N13 W22\$ W15\$.													

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	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							