



BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	31	HARDIE BRD 100
Roof Structure	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floor	13	LVT/LAMMT 90
Interior Floor	11	CLAY TILE 10
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
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	4085.00	
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE
BAS	2,371	100
FGR	572	55
FOP	124	30
FOP	252	30
TOTALS	3,319	

MARKET ADJUSTMENTS											
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
0900	01	2,799	104.7360	138.25	386,962	2018	2018	0	0	2.50	97.50
1 SNGL FAM - 100% - 2021 Heated Area: 2371 HX Base Yr 2021											
TOTALS	3,319		2,799	377,288							

NASSAU COUNTY PROPERTY			
VALUATION SUMMARY			PAGE 1 of 1 4
VALUATION BY		STANDARD	
Tax Group: 4		Tax Dist:	
BUILDING MARKET VALUE		377,288	
TOTAL MARKET OB/XF VALUE		5,296	
TOTAL LAND VALUE - MARKET		75,000	
TOTAL MARKET VALUE		457,584	
SOH/AGL Deduction		122,566	
ASSESSED VALUE		335,018	
TOTAL EXEMPTION VALUE		55,722	
BASE TAXABLE VALUE		279,296	
TOTAL JUST VALUE		457,584	
NCON VALUE		0	
INCOME VALUE			
PREVIOUS YEAR MKT VALUE		439,412	

PERMIT NUM	DESCRIPTION	AMT	ISSUED
18011976	CO ISSUED	0	12/06/2018
18006247	NEW CONSTR	318,214	06/18/2018

SALES DATA							
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE	
2411/0723	11/20/2020	WD	Q	I	02	372,000	
GRANTOR: BURNS AARON EDWARD &							
GRANTEE: BAUSER RONALD JOSEP							
2243/0814	12/07/2018	SW	Q	I	01	334,400	
GRANTOR: AVH NORTH FLORIDA LLC							
GRANTEE: BURNS AARON EDWARD							

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
1	0855	CONC PAVER	0 100	0 0	546.00	SF	10.00	10.00	100	2018	2018	3	97	5,296

BUILDING NOTES			
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BUILDING DIMENSIONS			
BAS=[YR=2018] W4 U3 L3 W5 D3 L3 W3 S78 FOP=[YR=2018] S4 E 21 FGR=[YR=2018] S2 E22 N26 W22 S24\$ N9 W8 S5 W13\$ E13 N5 E8 N15 E22 N39 FOP=[YR=2018] N8 W25 S12 E11 U4 R4 E10\$ W10 L4 D4 W11 N23\$.			

LAND DESCRIPTION														
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
1	000134	C	RES POND	100		PUD	0.00	0.00	1.00	LT		1.00	1.00	1.00