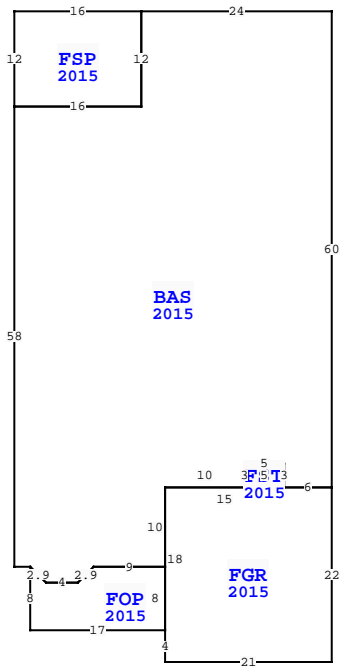


BUILDING CHARACTERISTICS		CONSTRUCTION	
ELEMENT	CD		
Exterior Wall	31	HARDIE BRD	100
Roof Structur	08	IRREGULAR	100
Roof Cover	03	COMP SHNGL	90
Roof Cover	13	STAND SEAM	10
Interior Wall	05	DRYWALL	100
Interior Floo	11	CLAY TILE	70
Interior Floo	14	CARPET	30
Air Condition	03	CENTRAL	100
Heating Type	04	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	4146.00		
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR
BAS	2,395	100	2015
FGR	462	55	2015
FOP	124	30	2015
FSP	192	40	2015
FST	15	55	2015
TOTALS	3,188		
			2,771
			397,774

MARKET ADJUSTMENTS											
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
0900	01	2,771	113.2800	149.53	414,348	2015	2015	0	0	4.00	96.00
1 SNGL FAM - 100% - 2023 Heated Area: 2395 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			397,774
TOTAL MARKET OB/XF VALUE			9,016
TOTAL LAND VALUE - MARKET			85,000
TOTAL MARKET VALUE			491,790
SOH/AGL Deduction			29,850
ASSESSED VALUE			461,940
TOTAL EXEMPTION VALUE	HX HB		50,722
BASE TAXABLE VALUE			411,218
TOTAL JUST VALUE			491,790
NCON VALUE			0
INCOME VALUE			
PREVIOUS YEAR MKT VALUE			462,747

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B1531539	16X8 FOUNDATION	0	12/11/2015
B1531539	SCRNENCL	2,678	12/01/2015
B1429504	CO ISSUED	0	04/21/2015
B1429504	NEW CONSTR	294,034	10/01/2014

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2639/1397	5/09/2023	WD	U	I	11	100
GRANTOR: SHILLING MARGARITA						
GRANTEE: SHILLING MARGARITA						
2046/1157	5/16/2016	WD	Q	I	01	321,600
GRANTOR: SEDA CONSTRUCTION COM						
GRANTEE: SHILLING MARGARITA						

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	INC DATE	LAND DATE	AG DATE
1	0855	CONC PAVER	0	100	0	656.00	SF	10.00	10.00	100	2015	2015	3	95	6,232				
2	0855	CONC PAVER	0	100	16	128.00	SF	10.00	10.00	100	2015	2015	3	95	1,216				
3	0911	SCRN RM A	0	100	16	128.00	SF	17.50	17.50	100	2016	2016	3	70	1,568				
TOTALS															84033 AVRIETT WAY, FERNANDINA BEACH		04/23/2025 MLU		

BUILDING NOTES									

BUILDING DIMENSIONS									
BAS=[YR=2015] W24 FSP=[YR=2015] W16 S12 E16 N12 \$ S12 W16 S58 E2 FOP=[YR=2015] S8 E17 FGR=[YR=2015] S4 E21 N22 W6 FST=[YR=2015] N3 W5 S3 E5\$ W15 S18\$ N8 W9 D2 L2 W4 U2 L2 \$ D2 R2 E4 U2 R2 E9 N10 E10 N3 E5 S3 E6 N60\$.									

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	85,000.00	85,000.00	85,000							