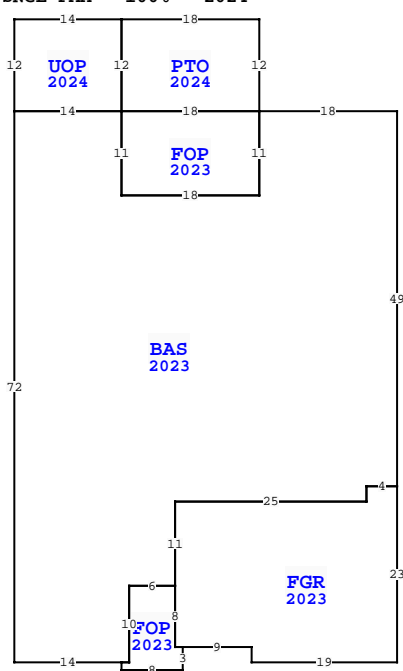




BUILDING CHARACTERISTICS		CONSTRUCTION	
ELEMENT	CD		
Exterior Wall	31	HARDIE BRD	100
Roof Structur	08	IRREGULAR	100
Roof Cover	03	COMP SHNGL	100
Interior Wall	05	DRYWALL	100
Interior Floo	11	CLAY TILE	100
Air Condition	03	CENTRAL	100
Heating Type	04	AIR DUCTED	100
Bedrooms		4	100
Bathrooms		3.5	100
Frame	02	WOOD FRAME	100
Stories	1.	1.	100
Quality	02	Quality Level 02	
DOR CODE	0100	SINGLE FAMILY	
MAP NUM		MKT AREA	04
NEIGHBORHOOD/LOC	4088.00		
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR
BAS	2,725	100	2023
FGR	597	55	2023
FOP	70	30	2023
FOP	198	30	2023
PTO	216	5	2024
UOP	168	20	2024
TOTALS	3,974		

MARKET ADJUSTMENTS											
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
0900	01	3,178	109.2500	144.21	458,299	2023	2023	0	0	0.00	100.00
1 SNGL FAM - 100% - 2024										Heated Area: 2725	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			458,299
TOTAL MARKET OB/XF VALUE			19,058
TOTAL LAND VALUE - MARKET			125,000
TOTAL MARKET VALUE			602,357
SOH/AGL Deduction			271,805
ASSESSED VALUE			330,552
TOTAL EXEMPTION VALUE	HX HB		50,722
BASE TAXABLE VALUE			279,830
TOTAL JUST VALUE			602,357
NCON VALUE			0
INCOME VALUE			
PREVIOUS YEAR MKT VALUE			528,202

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B230011302	SCRN ENCL	9,000	09/06/2023
22004613	NEW CONSTR	447,983	03/25/2022

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2647/1859	6/14/2023	SW	Q	I	01	599,900

GRANTOR: AVH NORTH FLORIDA LLC
GRANTEE: COGGIN JULIE GIBSON

BUILDING NOTES	
<p>BUILDING DIMENSIONS</p> <p>BAS=[YR=2023;ORIG=80,0] W18 S11 W18 N11 W14 S72 E14 E1 N10 E6 N11 E25 N2 E4 N49 \$</p> <p>FGR=[YR=2023;ORIG=51,51] E25 N2 E4 S23 W19 N2 W9 W1 N8 N11 \$</p> <p>FOP=[YR=2023;ORIG=44,0] E18 S11 W18 N11 \$</p> <p>FOP=[YR=2023;ORIG=45,62] E6 S8 E1 S3 W8 N1 E1 N10 \$</p> <p>PTO=[YR=2024;ORIG=62,-12] W18 S12 E18 N12 \$</p> <p>UOP=[YR=2024;ORIG=44,-12] W14 S12 E14 N12 \$</p>	

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	1,229.00	SF	10.00	10.00	100	2023	2023		100	12,290	
2	0476	VF 6 SBPL	0	100	0	72.00	LF	32.00	32.00	100	2023	2023		99	2,281	
3	0470	VNYL GATE	0	100	0	1.00	UT	300.00	300.00	100	2023	2023		99	297	
4	0912	SCRN RM G	0	100	18	216.00	SF	20.00	20.00	100	2024	2023		97	4,190	

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		RSF-1	90.00	130.00	1.00	LT		1.00	1.00	1.00	125,000.00	125,000.00	125,000							