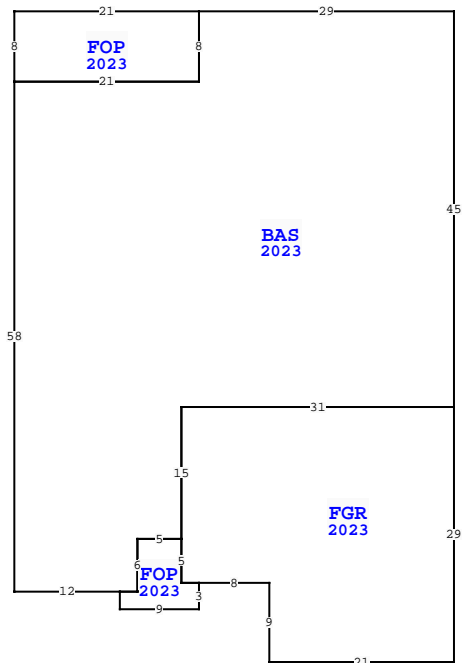




BUILDING CHARACTERISTICS		CONSTRUCTION	
ELEMENT	CD		
Exterior Wall	31	HARDIE BRD	100
Roof Structur	03	GABLE/HIP	100
Roof Cover	03	COMP SHNGL	100
Interior Wall	05	DRYWALL	100
Interior Floo	11	CLAY TILE	50
Interior Floo	14	CARPET	50
Air Condition	03	CENTRAL	100
Heating Type	04	AIR DUCTED	100
Bedrooms		3	100
Bathrooms		2	100
Frame	02	WOOD FRAME	100
Stories	1.	1.	100
Units		0	100
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	2,451	100	2023
FGR	809	55	2023
FOP	50	30	2023
FOP	168	30	2023
TOTALS	3,478		

MARKET ADJUSTMENTS											
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
0900	01	2,961	100.4625	132.61	392,658		2023	2023	0	0	100.00
1 SNGL FAM - 100% - 2025										Heated Area: 2451	HX Base Yr 2025



NASSAU COUNTY PROPERTY		PAGE 1 of 1	4
VALUATION SUMMARY			
VALUATION BY			STANDARD
Tax Group: 4	Tax Dist:		
BUILDING MARKET VALUE			392,658
TOTAL MARKET OB/XF VALUE			13,310
TOTAL LAND VALUE - MARKET			125,000
TOTAL MARKET VALUE			530,968
SOH/AGL Deduction			17,871
ASSESSED VALUE			513,097
TOTAL EXEMPTION VALUE	HX HB	50,722	
BASE TAXABLE VALUE			462,375
TOTAL JUST VALUE			530,968
NCON VALUE			0
INCOME VALUE			
PREVIOUS YEAR MKT VALUE			460,152

PERMIT NUM	DESCRIPTION	AMT	ISSUED
2014227	NEW CONSTR	401,786	09/19/2022

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2639/155	5/12/2023	SW	Q	I	01	610,571

GRANTOR: AVH NORTH FLORIDA LLC
GRANTEE: COPELAND SHANTI & M

BUILDING NOTES	
BAS=[YR=2023;ORIG=100,0] W29 S8 W21 S58 E12 E2 N6 E5 N15 E31 N45 \$	
FOP=[YR=2023;ORIG=50,0] E21 S8 W21 N8 \$	
FOP=[YR=2023;ORIG=62,66] E2 N6 E5 S5 E2 S3 W9 N2 \$	
FGR=[YR=2023;ORIG=69,45] E31 S29 W21 N9 W8 W2 N5 N15 \$	

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	1,187.00	SF	10.00	10.00	100	2023	2023		100	11,870	
2	0855	CONC PAVER	0	100	0	144.00	SF	10.00	10.00	100	2023	2023		100	1,440	

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							