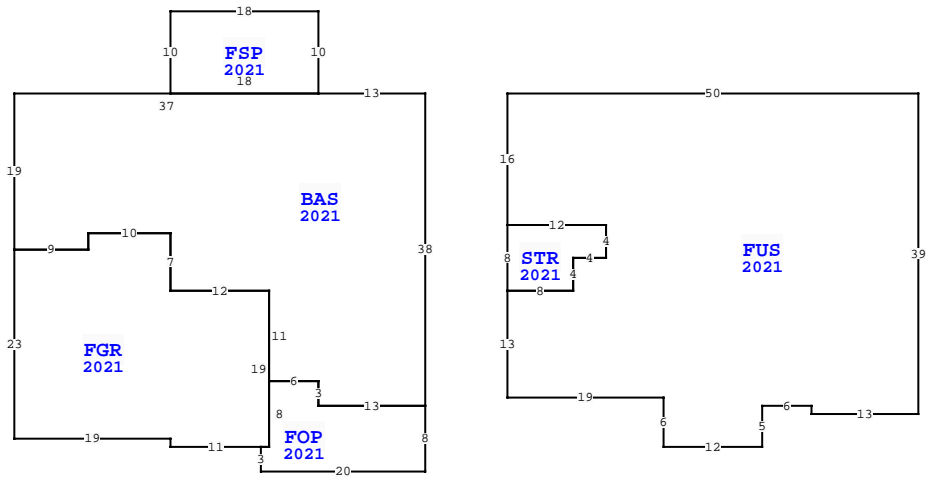


BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	31	HARDIE BRD 100
Roof Structur	08	IRREGULAR 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	11	CLAY TILE 60
Interior Floo	14	CARPET 40
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		5 100
Bathrooms		4 100
Frame	02	WOOD FRAME 100
Stories	2.	2. 100
Units		0 100
Occupancy	00	NONE 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
BAS	1,333	100
FGR	685	55
FOP	173	30
FSP	180	40
FUS	1,874	100
STR	80	10
TOTALS	4,325	

MARKET ADJUSTMENTS											
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
0900	01	3,716	101.5740	134.08	498,241	2021	2021	0	0	1.00	99.00
1 SNGL FAM - 100% - 2023 Heated Area: 3207 HX Base Yr 2023											



NASSAU COUNTY PROPERTY			
VALUATION SUMMARY			PAGE 1 of 1
VALUATION BY			STANDARD
Tax Group: 4	Tax Dist:		
BUILDING MARKET VALUE			493,259
TOTAL MARKET OB/XF VALUE			12,821
TOTAL LAND VALUE - MARKET			125,000
TOTAL MARKET VALUE			631,080
SOH/AGL Deduction			98,141
ASSESSED VALUE			532,939
TOTAL EXEMPTION VALUE	HX HB		50,722
BASE TAXABLE VALUE			482,217
TOTAL JUST VALUE			631,080
NCON VALUE			0
INCOME VALUE			
PREVIOUS YEAR MKT VALUE			557,283

PERMIT NUM	DESCRIPTION	AMT	ISSUED
C2100357	CO ISSUED	0	10/01/2021
B2100357	NEW CONSTR	437,541	01/14/2021

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2502/0626	9/30/2021	SW	Q	I	01	417,300

GRANTOR: AVH NORTH FLORIDA LLC
GRANTEE: MICKELSON JUSTIN P

EXTRA FEATURES										
L N	OB/XF CODE	DESCRIPTION	BLD CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE	NOTES
1	0855	CONC PAVER	0	100	0	1,265.00	SF	10.00	10.00	12,524
2	0855	CONC PAVER	0	100	3	30.00	SF	10.00	10.00	297

TOTAL OB/XF										
L N	OB/XF CODE	DESCRIPTION	BLD CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE	NOTES
93098 SANDOWN DR, FERNANDINA BEACH										
TOTAL OB/XF 12,821										

BUILDING NOTES									
BLD DATE XF DATE INC DATE									
LGL DATE LAND DATE AG DATE									
05/06/2025 MLU									

BUILDING DIMENSIONS									
BAS=[YR=2021] W13 FSP=[YR=2021] N10 W18 S10 E18\$ W37 S19 FGR=[YR=2021] S23 E19 S1 E11 FOP=[YR=2021] S3 E20 N8 W13 N3 W6 S8 W1\$ E1 N19 W12 N7 W10 S2 W9\$ E9 N2 E10 S7 E12 S11 E6 S3 E13 N38\$ PTR=E10 FUS=[YR=2021] E50 S39 W13 N1 W6 S5 W12 N6 W19 N13 STR=[YR=2021] N8 E12 S4 W4 S4 W8\$ E8 N4 E4 N4 W12 N16\$ W10\$.									

LAND DESCRIPTION		TOTAL OB/XF 12,821																						
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	0.00	0.00	1.00	LT		1.00	1.00	1.00	125,000.00	125,000.00	125,000							