



BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
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	13	LVT/LAMMT 60
Interior Floo	14	CARPET 40
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2.5 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100
Occupancy	00	NONE 100

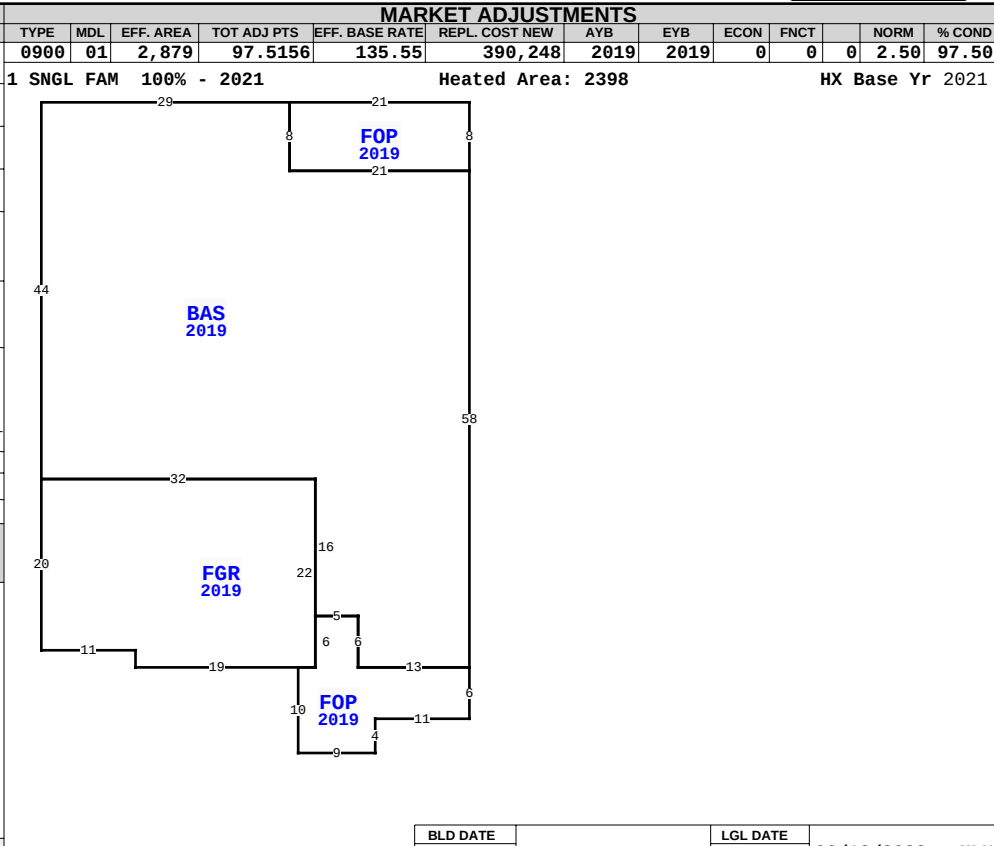
Quality	02	Quality Level 02
DOR CODE	0100	SINGLE FAMILY

MAP NUM		MKT AREA	04
NEIGHBORHOOD/LOC	4085.00		

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	2,398	100	2019	2,398	316,923
FGR	682	55	2019	375	49,560
FOP	168	30	2019	50	6,609
FOP	186	30	2019	56	7,401
TOTALS	3,434			2,879	380,492

EXTRA FEATURES									
L N	OB/XF CODE	DESCRIPTION	BLD	CAP	L	W	UNITS	UT	Adj R
3	0860	POOL/SPA	0	100	0	0	1.00	UT	50,000.00
7	0911	SCRN RM A	0	100	12	35	420.00	SF	18.00

LAND DESCRIPTION									
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS
1	000100	C	RES	100		PUD	0.00	0.00	1.00



TOTAL OB/XF									
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3	0860	POOL/SPA	0	100	0	0	1.00	UT	50,000.00
7	0911	SCRN RM A	0	100	12	35	420.00	SF	18.00

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7	0911	SCRN RM A	0	100	12	35	420.00	SF	18.00

NASSAU COUNTY PROPERTY									
VALUATION SUMMARY									
VALUATION BY	STANDARD								
Tax Group: 4	Tax Dist:								
BUILDING MARKET VALUE	380,492								
TOTAL MARKET OB/XF VALUE	56,502								
TOTAL LAND VALUE - MARKET	75,000								
TOTAL MARKET VALUE	511,994								
SOH/AGL Deduction	255,361								
ASSESSED VALUE	256,633								
TOTAL EXEMPTION VALUE	51,411								
BASE TAXABLE VALUE	205,222								
TOTAL JUST VALUE	511,994								
NCON VALUE	0								
INCOME VALUE									
PREVIOUS YEAR MKT VALUE	495,411								

PERMIT NUM	DESCRIPTION	AMT	ISSUED
21001134	POOL ENCL	7,500	02/01/2021
20008863	SWIM POOL	55,160	09/24/2020
19012863	CO ISSUED	0	12/19/2019
1903467	NEW CONSTR	332,522	05/01/2019
19003467	NEW CONSTR	0	03/11/2019

SALES DATA							
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE	
2829/1965	10/10/2025	LE	U	I	11	100	
GRANTOR: MYERS ROBERT BRIAN &							
GRANTEE: MYERS BRENDAN M							
2377/1536	7/15/2020	SW	Q	I	02	339,900	
GRANTOR: AVH NORTH FLORIDA LLC							
GRANTEE: MYERS ROBERT BRIAN							

BUILDING NOTES									
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BUILDING DIMENSIONS									
FOP=[YR=2019] W21 BAS=[YR=2019] W29 S44 FGR=[YR=2019] S20 E11 S2 E19 FOP=[YR=2019] S10 E9 N4 E11 N6 W13 N6 W5 S6 W2\$ E2 N22 W32\$ E32 S16 E5 S6 E13 N58 W21 N8\$ S8 E21 N8\$.									