

BUILDING CHARACTERISTICS		MARKET ADJUSTMENTS												
ELEMENT	CD	CONSTRUCTION	TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
Floor		1 100	0087000		0				1983	1983	100	100	0	
Recreation	POOL	POOL 100	1 CONDO - 0% - 0 SQFT=1826 HX Base Yr											
Recreation	TENNIS CT	TENNIS CT 100												
Location	INTERIOR	INTERIOR 100												
View Lump Sum	OCEAN	OCEAN 100												
Balcony	FEP	FEP 100												
Parking/U/G	GARAGE	U/G GARAGE 100												
Bedrooms		3 100												
Bathrooms		3 100												
Oth Rooms		2 100												
User Defined	FIREPLACE	FIREPLACE 100												
Quality		04 Quality Level 04												
DOR CODE		0400 CONDOMINIUM												
MAP NUM		MKT AREA 10												
NEIGHBORHOOD/LOC		10004.00												
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE										
TOTALS		0	0											

NASSAU COUNTY PROPERTY															PAGE 1 of 1	5	
VALUATION SUMMARY																	
VALUATION BY															STANDARD		
Tax Group: 5															Tax Dist:		
BUILDING MARKET VALUE															1,194,000		
TOTAL MARKET OB/XF VALUE															0		
TOTAL LAND VALUE - MARKET															0		
TOTAL MARKET VALUE															1,194,000		
SOH/AGL Deduction															311,910		
ASSESSED VALUE															882,090		
TOTAL EXEMPTION VALUE															0		
BASE TAXABLE VALUE															882,090		
TOTAL JUST VALUE															1,194,000		
NCON VALUE															0		
INCOME VALUE																	
PREVIOUS YEAR MKT VALUE															1,085,000		
PERMIT NUM															DESCRIPTION	AMT	ISSUED
SALES DATA																	
OFF RECORD Number		DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE										
2278/1685		6/03/2019	WD	Q	I	01	825,000										
GRANTOR: HART CARMEN E REVOCAB																	
GRANTEE: GLOVER JOHN G & CAR																	
2195/0292		5/09/2018	WD	Q	I	01	795,000										
GRANTOR: SWINSON JOHN T & STAC																	
GRANTEE: HART CARMEN ESPADA																	
BUILDING NOTES																	
BUILDING DIMENSIONS																	

8030 FIRST COAST HWY, FERNANDINA BEACH

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
EXTRA FEATURES																
8030 FIRST COAST HWY, FERNANDINA BEACH																
TOTAL OB/XF 0																

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