

BUILDING CHARACTERISTICS		CONSTRUCTION	
ELEMENT	CD		
Floor		3 100	
Recreation	POOL	POOL 100	
Recreation	TENNIS CT	TENNIS CT 100	
Location	EXTERIOR	EXTERIOR 100	
View Lump Sum	OCEAN	OCEAN 100	
Desirability	FLOOR	3RD FLOOR 100	
Balcony	FOP/PATIO	FOP/PATIO 100	
Parking	OPEN	OPEN 100	
Bedrooms		2 100	
Bathrooms		2 100	
Oth Rooms		2 100	
User Definition	ORIGINAL	ORIGINAL 100	
Quality	03	Quality Level 03	
DOR CODE	0400	CONDOMINIUM	
MAP NUM		MKT AREA	03
NEIGHBORHOOD/LOC		3002.00	
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA
			SUBAREA MARKET VALUE
TOTALS	0		0

MARKET ADJUSTMENTS												
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND	
		0090000		0		1982	1982	100	100	0		
1 CONDO - 0% - 0			SQFT=1064			HX Base Yr						

NASSAU COUNTY PROPERTY		PAGE 1 of 1	8
VALUATION SUMMARY			
VALUATION BY			STANDARD
Tax Group: 8		Tax Dist:	
BUILDING MARKET VALUE			540,000
TOTAL MARKET OB/XF VALUE			0
TOTAL LAND VALUE - MARKET			0
TOTAL MARKET VALUE			540,000
SOH/AGL Deduction			47,506
ASSESSED VALUE			492,494
TOTAL EXEMPTION VALUE			0
BASE TAXABLE VALUE			492,494
TOTAL JUST VALUE			540,000
NCON VALUE			0
INCOME VALUE			
PREVIOUS YEAR MKT VALUE			491,000

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B24670	REMODEL	6,150	05/01/2011

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1053/0043	5/01/2002	WD Q	Q	I		342,000
GRANTOR: RICHARDSON WILLIAM T						
GRANTEE: HOOVER RICHARD CRAI						
0789/0358	4/03/1997	WD U	U	I	12	161,700
GRANTOR: NAUS JOACHIM J & TODD						
GRANTEE: RICHARDSON WILLIAM						

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
4800 AMELIA ISLAND PKWY, FERNANDINA BEACH																

BUILDING NOTES	

BUILDING DIMENSIONS	

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	