

BUILDING CHARACTERISTICS				
ELEMENT	CD			
Exterior Wall	07 ASB SHNGLE 70			
Exterior Wall	15 CONC BLOCK 30			
Roof Structure	03 GABLE/HIP 100			
Roof Cover	03 COMP SHNGL 100			
Interior Wall	02 WALL BD/WD 100			
Interior Floor	09 PINE WOOD 100			
Air Condition	01 NONE 100			
Heating Type	01 NONE 100			
Bedrooms	3 100			
Bathrooms	1.5 100			
Frame	02 WOOD FRAME 100			
Stories	2. 2. 100			
Units	0 100			
BUD8 Adjustme	05 DIST 1A 100			
Occupancy	00 NONE 100			
Quality	02 Quality Level 02			
DOR CODE	0100 SINGLE FAMILY			
MAP NUM	MKT AREA 03			
NEIGHBORHOOD/LOC	3038.00			
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,064	100	1,064	30,989
FEP	192	80	154	4,485
FUS	746	100	746	21,727
UGR	784	45	353	10,281
TOTALS	2,786		2,317	67,483

MARKET ADJUSTMENTS												
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND	
0100	01	2,317	60.3250	54.44	126,137	1938	1938	0	0	46.50	53.50	

1 SINGLE FAM - 0% - 0 Heated Area: 1810 HX Base Yr

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VALUATION SUMMARY			
VALUATION BY	STANDARD		
Tax Group: 8	Tax Dist:		
BUILDING MARKET VALUE			67,483
TOTAL MARKET OB/XF VALUE			433
TOTAL LAND VALUE - MARKET			800,000
TOTAL MARKET VALUE			867,916
SOH/AGL Deduction			317,207
ASSESSED VALUE			550,709
TOTAL EXEMPTION VALUE			0
BASE TAXABLE VALUE			550,709
TOTAL JUST VALUE			867,916
NCON VALUE			0
INCOME VALUE			
PREVIOUS YEAR MKT VALUE			737,359

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1674/1097	4/26/2010	QC	U	I	11	100
GRANTOR: LEWIS TINA & ANGELA M						
GRANTEE: MCCLUNG ANGELA & LE						
1267/0992	10/20/2004	QC	U	I	06	100
GRANTOR: MCCLUNG ANGELA & LENO						
GRANTEE: MCCLUNG ANGELA & TI						

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	0810	CONCRETE A	0	0	0	0		6.50	100	1960	1960	3	20	433	

BLD DATE				LGL DATE			
XF DATE	INC DATE	LAND DATE	AG DATE				

5448 GREGG ST, FERNANDINA BEACH

BUILDING NOTES												

BUILDING DIMENSIONS												
BAS=[YR=1993] W2 FEP=[YR=1993] N8 W24 S8 E24\$ W26 S38 E28 N38\$ PTR=E15 UGR=[YR=1993] E28 S28 W28 N28\$ W15\$ PTR=N15 FUS=[YR=1993] N26 E28 S26 W11 S3 W6 N3 W11\$ S15\$.												

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	000120	C	SFR OCN FT	0		RS-2	50.00	100.00	50.00	FF		1.00	1.00	1.00	16,000.00	16,000.00	800,000								