



BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	16	WD FR STUC 100
Roof Structur	08	IRREGULAR 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 70
Interior Wall	08	DECORATIVE 30
Interior Floo	14	CARPET 70
Interior Floo	12	HARDWOOD 30
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms	4	100
Bathrooms	3.5	100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units	0	100
Occupancy	00	NONE 100

Quality	06	Quality Level 06
DOR CODE	0100	SINGLE FAMILY

MAP NUM		MKT AREA	02
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NEIGHBORHOOD/LOC	2031.00
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AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	2,623	100	2,623	320,230
FGR	601	55	331	40,410
FOP	42	30	13	1,587
FOP	195	30	58	7,081
FST	25	55	14	1,709

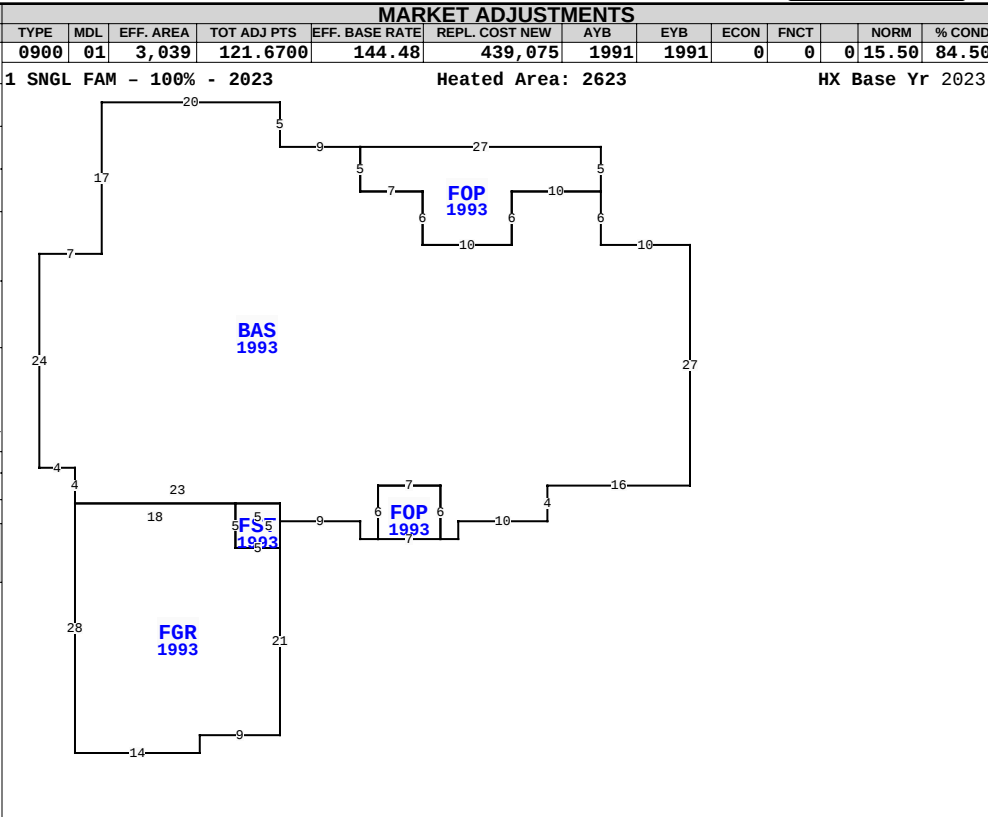
TOTALS	3,486		3,039	371,018
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EXTRA FEATURES

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	0504	FP-ELECTRI	0	100	0	0	1.00	UT	2,000.00	2,000.00	100	1991	1991	3	72	1,440	
2	0811	CONCRETE B	0	100	0	0	789.00	SF	5.20	5.20	100	1991	1991	3	64	2,626	
3	0861	POOL GUNIT	0	100	0	0	404.00	SF	85.00	85.00	100	2003	2003	3	36	12,362	
4	0845	KOOL DECK	0	100	0	0	775.00	SF	7.25	7.25	100	2003	2003	3	84	4,720	
5	0910	SCRN RM L	0	100	0	0	1,152.00	SF	15.00	15.00	100	2003	2003	3	22	3,802	

LAND DESCRIPTION

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	SFR	100		RS-2	0.00	0.00	1.00	LT		1.00	1.00	1.00	180,000.00	180,000.00	180,000							



2205 ASHLEY CT, FERNANDINA BEACH

BLD DATE	
XF DATE	
INC DATE	

LGL DATE	
LAND DATE	
AG DATE	

MARKET ADJUSTMENTS														
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND		
0900	01	3,039	121.6700	144.48	439,075	1991	1991	0	0	0	15.50	84.50		
1 SNGL FAM - 100% - 2023														
Heated Area: 2623														
HX Base Yr 2023														

NASSAU COUNTY PROPERTY														
VALUATION SUMMARY														
PAGE 1 of 1														
STANDARD														
VALUATION BY														
Tax Group: 8														
Tax Dist:														
BUILDING MARKET VALUE														
TOTAL MARKET OB/XF VALUE														
TOTAL LAND VALUE - MARKET														
TOTAL MARKET VALUE														
SOH/AGL Deduction														
ASSESSED VALUE														
TOTAL EXEMPTION VALUE														
HX HB VX														
BASE TAXABLE VALUE														
TOTAL JUST VALUE														
NCON VALUE														
INCOME VALUE														
PREVIOUS YEAR MKT VALUE														
555,511														

AND VALUE	OTHER ADJUSTMENTS AND NOTES	YEAR	DENSITY	DECL	FRZ	YR	CONSRV
180,000							

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1993] W10 N6 FOP=[YR=1993] N5 W27 S5 E7 S6 E10 N6 E10\$ W10 S6 W10 N6 W7 N5 W9 N5 W20 S17 W7 S24 E4 S4 FGR=[YR=1993] S28 E14 N2 E9 N21 FST=[YR=1993] N5 W5 S5 E5\$ W5 N5 W18\$ E23 S2 E9 S2 E2 FOP=[YR=1993] E7 N6 W7 S6\$ N6 E7 S6 E2 N2 E10 N4 E16 N27\$.