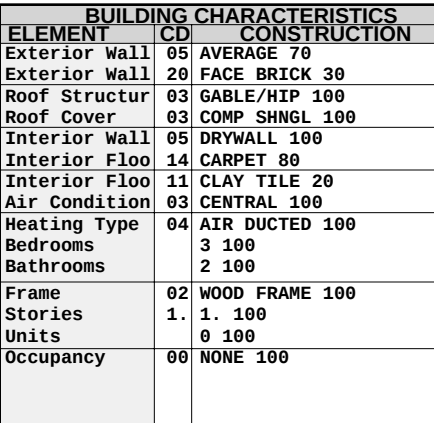


SANDERS FRANKLIN H & EMMA JO LIVING TRUST/SANDERS
2158 BRITTANY CT
FERNANDINA BEACH, FL 32034

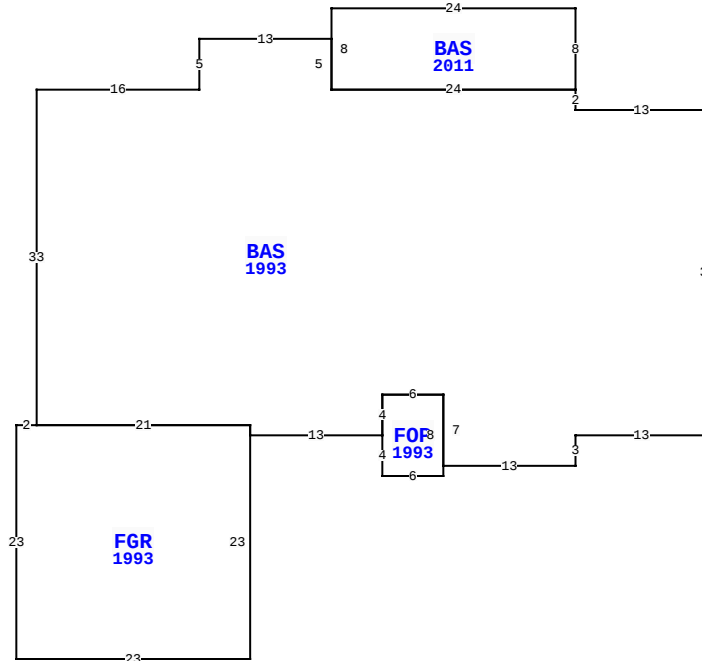
00-00-30-021C-0071-0000



MAP NUM		MKT AREA	02
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AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
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MARKET ADJUSTMENTS												
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0900	01	2, 774	117.5760	139.62	387,306	1990	1995	0	0	0	15.35	84.65
1 SNGL FAM - 100% - 1994					Heated Area: 2469				HX Base Yr 1994			



2158 BRITTANY CT, FERNANDINA BEACH

EXTRA FEATURES						
L N	OB/XF CODE	DESCRIPTION	BLD	CAP	L	W
1	0500	FP-PRE FAB	0	100	0	0
2	0812	CONCRETE C	0	100	0	0
3	0510	GARAGE WD-	0	100	22	15
4	0810	CONCRETE A	0	100	0	0

[illegible]

REVIEW DATE	01/14/2021	BY	KBA
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[illegible]

LAND DESCRIPTION										TOTAL OB/XF										8,246									
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPTH 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												

NASSAU COUNTY PROPERTY		PAGE 1 of 1	8
VALUATION SUMMARY			
VALUATION BY			STANDARD
Tax Group: 8	Tax Dist:		
BUILDING MARKET VALUE			327,855
TOTAL MARKET OB/XF VALUE			8,246
TOTAL LAND VALUE - MARKET			180,000
TOTAL MARKET VALUE			516,101
SOH/AGL Deduction			276,388
ASSESSED VALUE			239,713
TOTAL EXEMPTION VALUE	HX HB VX WX		60,000
BASE TAXABLE VALUE			179,713
TOTAL JUST VALUE			516,101
NCON VALUE			0
INCOME VALUE			
PREVIOUS YEAR MKT VALUE			498,359

PERMIT NUM	DESCRIPTION	AMT	ISSUED
0584	XFOB	5,810	10/01/1993
6561	NEW CONSTR	77,161	06/26/1990

SALES DATA							
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE	
1997/0513	7/09/2015	QC	U	I	11	100	
GRANTOR: SANDERS FRANKLIN H &							
GRANTEE: SANDERS FRANKLIN H							
0676/0698	3/03/1993	WD	Q	I		166,300	
GRANTOR: ALMAND AMOS JR & D J							
GRANTEE: SANDERS FRANKLIN &							

BUILDING NOTES	

BUILDING DIMENSIONS															
BAS=[YR=1993] W13 N2 BAS=[YR=2011] N8 W24 S8 E24 \$ W24 N5 W13															
S5 W16 S33 FGR=[YR=1993] W2 S23 E23 N23 W21 \$ E21 S1 E13															
FOP=[YR=1993] S4 E6 N8 W6 S4 \$ N4 E6 S7 E13 N3 E13 N32 \$.															