

LOTS 5 & 7  
IN OR 1225/454 & OR 1066/613  
GURNIE OAKS SUB PB 5/2

BRINKLEY RONALD C  
1607 AVERY RD  
FERNANDINA BEACH, FL 32034

2023

00-00-30-0280-0005-0000



| BUILDING CHARACTERISTICS |                   |
|--------------------------|-------------------|
| ELEMENT                  | CD CONSTRUCTION   |
| Exterior Wall            | 05 AVERAGE 70     |
| Exterior Wall            | 20 FACE BRICK 30  |
| Roof Structur            | 03 GABLE/HIP 100  |
| Roof Cover               | 03 COMP SHNGL 100 |
| Interior Wall            | 05 DRYWALL 100    |
| Interior Floo            | 03 CONC FINSH 100 |
| Air Condition            | 03 CENTRAL 100    |
| Heating Type             | 04 AIR DUCTED 100 |
| Bedrooms                 | 2 100             |
| Bathrooms                | 2.5 100           |
| Frame                    | 02 WOOD FRAME 100 |
| Stories                  | 2. 100            |
| Units                    | 0 100             |
| Occupancy                | 00 NONE 100       |

|                  |         |                  |    |
|------------------|---------|------------------|----|
| Quality          | 03      | Quality Level 03 |    |
| DOR CODE         | 0100    | SINGLE FAMILY    |    |
| MAP NUM          |         | MKT AREA         | 03 |
| NEIGHBORHOOD/LOC | 3026.00 |                  |    |

| AREA TYPE | TOTAL GROSS AREA | PCT OF BASE | TOT ADJ AREA | SUBAREA MARKET VALUE |
|-----------|------------------|-------------|--------------|----------------------|
| BAS       | 1,116            | 100         | 1,116        | 125,954              |
| FEP       | 132              | 80          | 106          | 11,964               |
| FGR       | 500              | 55          | 275          | 31,037               |
| FOP       | 28               | 30          | 8            | 903                  |
| FOP       | 81               | 30          | 24           | 2,709                |
| FUS       | 785              | 100         | 785          | 88,597               |

|        |       |       |         |
|--------|-------|-------|---------|
| TOTALS | 2,642 | 2,314 | 261,163 |
|--------|-------|-------|---------|

| EXTRA FEATURES |            |             |     |     |   |   |        |    |       |                |       |
|----------------|------------|-------------|-----|-----|---|---|--------|----|-------|----------------|-------|
| L N            | OB/XF CODE | DESCRIPTION | BLD | CAP | L | W | UNITS  | UT | Adj R | ADJ UNIT PRICE | NOTES |
| 3              | 0811       | CONCRETE B  | 0   | 100 | 0 | 0 | 743.00 | SF | 5.20  | 5.20           |       |
| 4              | 0810       | CONCRETE A  | 0   | 100 | 0 | 0 | 244.00 | SF | 6.50  | 6.50           |       |
| 5              | 0810       | CONCRETE A  | 0   | 100 | 0 | 0 | 272.00 | SF | 6.50  | 6.50           |       |

| LAND DESCRIPTION |          |     |                      |     |     |          |        |       |             |           |       |
|------------------|----------|-----|----------------------|-----|-----|----------|--------|-------|-------------|-----------|-------|
| L N              | USE CODE | CLS | LAND USE DESCRIPTION | CAP | R D | LOC ZONE | FRONT  | DEPTH | TOT LND UTS | UNIT TYPE | NOTES |
| 1                | 000100   | C   | SFR                  | 100 |     | RS-2     | 200.00 | 62.00 | 2.00        | LT        |       |

REVIEW DATE 12/01/2016 BY DJ

| TYPE                                                       | MDL | EFF. AREA | TOT ADJ PTS | EFF. BASE RATE | REPL. COST NEW | AYB  | EYB  | ECON | FNCT | NORM | % COND |
|------------------------------------------------------------|-----|-----------|-------------|----------------|----------------|------|------|------|------|------|--------|
| 0900                                                       | 01  | 2,314     | 99.8620     | 118.59         | 274,417        | 2013 | 2013 | 0    | 0    | 4.83 | 95.17  |
| 1 SNGL FAM - 100% - 2017 Heated Area: 1901 HX Base Yr 2017 |     |           |             |                |                |      |      |      |      |      |        |
|                                                            |     |           |             |                |                |      |      |      |      |      |        |
|                                                            |     |           |             |                |                |      |      |      |      |      |        |

1607 AVERY RD, FERNANDINA BEACH

| 1607 AVERY RD, FERNANDINA BEACH |    |       |                | BLD DATE  |         |             |   |        | LGL DATE        |       |
|---------------------------------|----|-------|----------------|-----------|---------|-------------|---|--------|-----------------|-------|
|                                 |    |       |                | XF DATE   |         |             |   |        | LAND DATE       |       |
|                                 |    |       |                | INC DATE  |         |             |   |        | AG DATE         |       |
| UNITS                           | UT | Adj R | ADJ UNIT PRICE | ORIG COND | YEAR ON | YEAR ACTUAL | Q | % COND | OB/XF MKT VALUE | NOTES |
| 743.00                          | SF | 5.20  | 5.20           | 100       | 2010    | 2010        | 3 | 92     | 3,555           |       |
| 244.00                          | SF | 6.50  | 6.50           | 100       | 2010    | 2010        | 3 | 92     | 1,459           |       |
| 272.00                          | SF | 6.50  | 6.50           | 100       | 2010    | 2010        | 3 | 92     | 1,627           |       |
|                                 |    |       |                |           |         |             |   |        |                 |       |
|                                 |    |       |                |           |         |             |   |        |                 |       |
|                                 |    |       |                |           |         |             |   |        |                 |       |
|                                 |    |       |                |           |         |             |   |        |                 |       |
|                                 |    |       |                |           |         |             |   |        |                 |       |
|                                 |    |       |                |           |         |             |   |        |                 |       |
|                                 |    |       |                |           |         |             |   |        |                 |       |
|                                 |    |       |                |           |         |             |   |        |                 |       |

| TOTAL OB/XF |  |  |  |  |  |  |  |  |  |  |  |
|-------------|--|--|--|--|--|--|--|--|--|--|--|
| 6,641       |  |  |  |  |  |  |  |  |  |  |  |

Total Acres: 0.00 Total Land Value: 150,000 Market: 0 Agricultural: 0

| NASSAU COUNTY PROPERTY                 |  |  |  |  |  |  |  |  |  |  |  |
|----------------------------------------|--|--|--|--|--|--|--|--|--|--|--|
| PAGE 1 of 1                            |  |  |  |  |  |  |  |  |  |  |  |
| VALUATION SUMMARY                      |  |  |  |  |  |  |  |  |  |  |  |
| STANDARD                               |  |  |  |  |  |  |  |  |  |  |  |
| VALUATION BY                           |  |  |  |  |  |  |  |  |  |  |  |
| Tax Group: 8 Tax Dist:                 |  |  |  |  |  |  |  |  |  |  |  |
| BUILDING MARKET VALUE 261,163          |  |  |  |  |  |  |  |  |  |  |  |
| TOTAL MARKET OB/XF VALUE 6,641         |  |  |  |  |  |  |  |  |  |  |  |
| TOTAL LAND VALUE - MARKET 150,000      |  |  |  |  |  |  |  |  |  |  |  |
| TOTAL MARKET VALUE 417,804             |  |  |  |  |  |  |  |  |  |  |  |
| SOH/AGL Deduction 263,055              |  |  |  |  |  |  |  |  |  |  |  |
| ASSESSED VALUE 154,749                 |  |  |  |  |  |  |  |  |  |  |  |
| TOTAL EXEMPTION VALUE HX HB SX 100,000 |  |  |  |  |  |  |  |  |  |  |  |
| BASE TAXABLE VALUE 54,749              |  |  |  |  |  |  |  |  |  |  |  |
| TOTAL JUST VALUE 417,804               |  |  |  |  |  |  |  |  |  |  |  |
| NCON VALUE 0                           |  |  |  |  |  |  |  |  |  |  |  |
| INCOME VALUE                           |  |  |  |  |  |  |  |  |  |  |  |
| PREVIOUS YEAR MKT VALUE 314,768        |  |  |  |  |  |  |  |  |  |  |  |

| PERMIT NUM | DESCRIPTION | AMT    | ISSUED     |
|------------|-------------|--------|------------|
| B0514470   | CO ISSUED   | 0      | 06/23/2016 |
| M10497     | MECH OTHER  | 0      | 10/01/2005 |
| P09370     | OTHER       | 0      | 04/01/2005 |
| E14350     | ELEC OTHER  | 0      | 02/01/2005 |
| R07149     | REPAIR/RRF  | 13,000 | 02/01/2005 |

| SALES DATA                     |           |              |        |        |           |               |
|--------------------------------|-----------|--------------|--------|--------|-----------|---------------|
| OFF RECORD<br>Number           | DATE      | TYPE<br>INST | Q<br>U | U<br>V | RSN<br>CD | SALE<br>PRICE |
| 1225/0454                      | 4/26/2004 | WD           | Q      | V      |           | 10,000        |
| GRANTOR: WILLIAMS LYDIA MCCLEE |           |              |        |        |           |               |
| GRANTEE: BRINKLEY RONALD C     |           |              |        |        |           |               |

|  |  |  |  |  |  |
|--|--|--|--|--|--|
|  |  |  |  |  |  |
|--|--|--|--|--|--|

| BUILDING NOTES |  |  |  |  |  |  |  |  |  |  |  |
|----------------|--|--|--|--|--|--|--|--|--|--|--|
|----------------|--|--|--|--|--|--|--|--|--|--|--|

| BUILDING DIMENSIONS                                                                                                                                                                                                                                                          |  |  |  |  |  |  |  |  |  |  |  |
|------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|--|--|--|--|--|--|--|--|--|--|--|
| BAS=[YR=2013] W11 FOP=[YR=2013] W15 S3 D3 R3 E9 U3 R3 N3\$ S3 D3 L3 W9 U3 L3 N3 W23 FGR=[YR=2013] W20 S25 E20 N25\$ S25 E18 FOP=[YR=2013] E7 N4 W7 S4\$ N4 E7 S4 E24 N25\$ PTR= S40 FEP=[YR=2013] W15 FUS=[YR=2013] W29 S25 E29 N8 E6 N7 U6 L6 N4\$ S4 D6 R6 E9 N10\$ N40\$. |  |  |  |  |  |  |  |  |  |  |  |

| OTHER ADJUSTMENTS AND NOTES | YEAR | DENSITY | DECL | FRZ | YR | CONSRV |
|-----------------------------|------|---------|------|-----|----|--------|
|                             |      |         |      |     |    |        |

Common: 150,000 PRINTED 08/02/2023 BY SYS