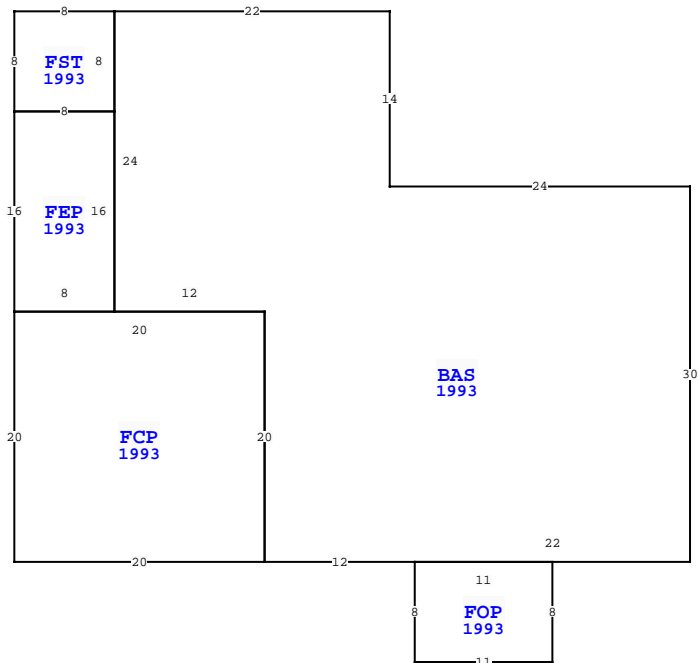


BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	19	COMMON BRK 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 90
Interior Floo	13	LVT/LAMNT 10
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		2 100
Bathrooms		2 100
Frame	03	MASONRY 100
Stories	1.	1. 100
Units		0 100
BUD8 Adjustme	05	DIST 1A 100
Occupancy	00	NONE 100

MARKET ADJUSTMENTS														
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND			
0100	01	1,711	124.2000	112.09	191,786	1969	1969	0	0	0	36.50	63.50		
1 SINGLE FAM - 0% - 0 Heated Area: 1448 HX Base Yr														



Quality	03	Quality Level 03
DOR CODE	0100	SINGLE FAMILY
MAP NUM		MKT AREA 02
NEIGHBORHOOD/LOC	2018.00	
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE
BAS	1,448	100
FCP	400	25
FEP	128	80
FOP	88	30
FST	64	55
TOTALS	2,128	1,711
		121,784

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	0510	GARAGE WD-	0	0	24	20	480.00	SF	35.00	35.00	100	1970	1970	3	20	3,360	
3	0940	SHEDS/PORT	0	0	9	8	72.00	SF	30.00	30.00	100	1970	1970	3	20	432	
4	0351	CARPORT MT	0	0	20	12	240.00	SF	6.90	6.90	100	1970	1970	3	20	331	
5	0810	CONCRETE A	0	0	54	3	162.00	SF	6.50	6.50	100	1969	1969	3	21	221	
6	0810	CONCRETE A	0	0	39	20	780.00	SF	6.50	6.50	100	1969	1969	3	21	1,065	
7	0810	CONCRETE A	0	0	0	0	245.00	SF	6.50	6.50	100	1970	1970	3	22	350	

1951 OAK DR, FERNANDINA BEACH													
				BLD DATE					LGL DATE				
				XF DATE					LAND DATE				
				INC DATE					AG DATE				
TOTAL OB/XF 5,759													

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	0	0006	RS-2	100.00	150.00	100.00	FF		1.00	1.00	1.00	1,200.00	1,200.00	120,000							

														TOTAL OB/XF	5,759									
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NASSAU COUNTY PROPERTY			
VALUATION SUMMARY			PAGE 1 of 1
VALUATION BY			STANDARD
Tax Group: 8		Tax Dist:	
BUILDING MARKET VALUE			121,784
TOTAL MARKET OB/XF VALUE			5,759
TOTAL LAND VALUE - MARKET			120,000
TOTAL MARKET VALUE			247,543
SOH/AGL Deduction			33,262
ASSESSED VALUE			214,281
TOTAL EXEMPTION VALUE			0
BASE TAXABLE VALUE			214,281
TOTAL JUST VALUE			247,543
NCON VALUE			0
INCOME VALUE			
PREVIOUS YEAR MKT VALUE			245,736

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2339/0455	2/22/2020	WD	U	I	11	100
GRANTOR: PARKER MICHAEL W						
GRANTEE: POIRIER DAVID E & D						
2193/1732	5/01/2018	WD	Q	I	01	110,000
GRANTOR: HARDY JANET L						
GRANTEE: PARKER MICHAEL W						

BUILDING NOTES													

BUILDING DIMENSIONS													
BAS=[YR=1993] W24 N14 W22 FST=[YR=1993] W8 S8 FEP=[YR=1993] S16 FCP=[YR=1993] S20 E20 N20 W20 \$ E8 N16 W8 \$ E8 N8 \$ S24 E12 S20 E12 FOP=[YR=1993] S8 E11 N8 W11 \$ E22 N30 \$.													