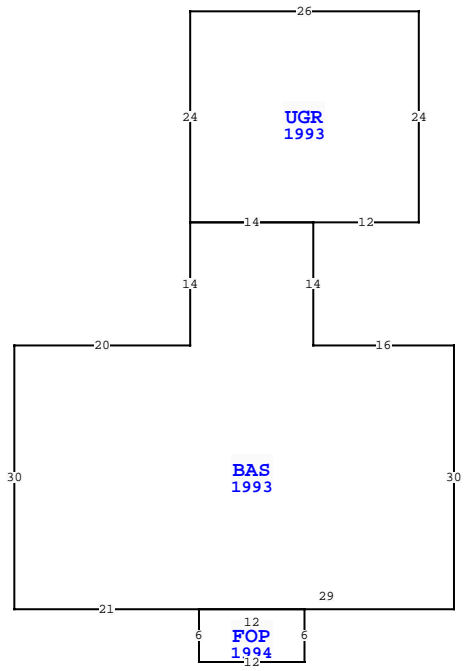


BUILDING CHARACTERISTICS		CONSTRUCTION	
ELEMENT	CD		
Exterior Wall	15	CONC BLOCK	100
Roof Structur	03	GABLE/HIP	100
Roof Cover	03	COMP SHNGL	100
Interior Wall	05	DRYWALL	90
Interior Wall	06	CUST PANEL	10
Interior Floo	12	HARDWOOD	90
Interior Floo	08	SHT VINYL	10
Air Condition	03	CENTRAL	100
Heating Type	04	AIR DUCTED	100
Bedrooms		4	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
Quality	03	Quality Level	03
DOR CODE	0100	SINGLE FAMILY	
MAP NUM		MKT AREA	02
NEIGHBORHOOD/LOC	2019.00		
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA
BAS	1,696	100	1,696
FOP	72	30	22
UGR	624	45	281
TOTALS	2,392		1,999

MARKET ADJUSTMENTS													
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND		
0100	01	1,999	103.4880	93.40	186,707	1965	1980	0	0	0	21.00	79.00	
1 SINGLE FAM - 0% - 0 Heated Area: 1696 HX Base Yr													



NASSAU COUNTY PROPERTY			PAGE 1 of 1	8
VALUATION SUMMARY				
VALUATION BY			STANDARD	
Tax Group: 8	Tax Dist:			
BUILDING MARKET VALUE			147,499	
TOTAL MARKET OB/XF VALUE			5,167	
TOTAL LAND VALUE - MARKET			150,000	
TOTAL MARKET VALUE			302,666	
SOH/AGL Deduction			0	
ASSESSED VALUE			302,666	
TOTAL EXEMPTION VALUE			0	
BASE TAXABLE VALUE			302,666	
TOTAL JUST VALUE			302,666	
NCON VALUE			0	
INCOME VALUE				
PREVIOUS YEAR MKT VALUE			300,596	

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B9401299	XFOB	7,036	09/01/1994
6392	ADDITION	20,900	04/09/1990

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2342/0390	2/26/2020	LE	U	I	11	100
GRANTOR: HARPER LAURA G & THEM						
GRANTEE: THEM THAT TRUST						
2313/1729	10/22/2019	WD	U	I	11	100
GRANTOR: HARPER LAURA G						
GRANTEE: HARPER LAURA G & TH						

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	12	24		288.00	SF 35.00	100	1994	1994	3	23	2,318	
2	0681	POLE SHED	0	0	9	24		216.00	SF 11.55	100	1994	1994	3	23	574	
3	0825	BRICK	0	0	0	0		196.00	SF 6.25	100	1995	1995	3	91	1,115	
4	0855	CONC PAVER	0	0	0	0		50.00	SF 5.00	100	1995	1995	3	72	180	
5	0504	FP-ELECTRI	0	0	0	0		1.00	UT 2,000.00	100	1980	1980	3	49	980	
														TOTAL OB/XF	5,167	

BUILDING NOTES			
719 PELICAN LN, FERNANDINA BEACH			

BUILDING DIMENSIONS													
BAS=[YR=1993] W16 N14 UGR=[YR=1993] E12 N24 W26 S24 E14 \$ W14 S14 W20 S30 E21 FOP=[YR=1994] S6 E12 N6W12\$ E29 N30\$.													

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	% 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	125.00	200.00	125.00	FF		1.00	1.00	1.00	1,200.00	1,200.00	150,000							