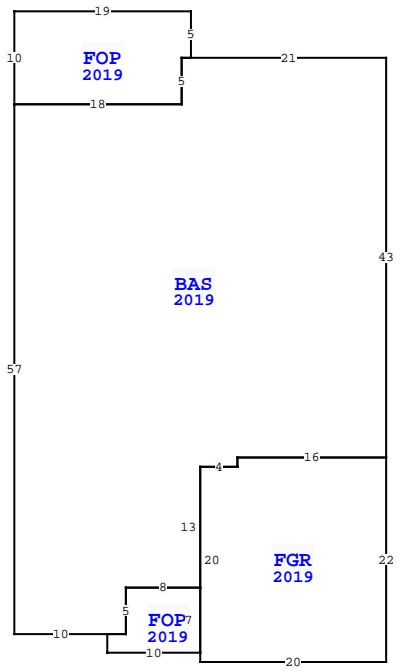


BUILDING CHARACTERISTICS		CONSTRUCTION	
ELEMENT	CD		
Exterior Wall	10	ABOVE AVG	100
Roof Structur	08	IRREGULAR	100
Roof Cover	03	COMP SHNGL	100
Interior Wall	05	DRYWALL	100
Interior Floo	11	CLAY TILE	60
Interior Floo	14	CARPET	40
Air Condition	03	CENTRAL	100
Heating Type	04	AIR DUCTED	100
Bedrooms		3	100
Bathrooms		2	100
Frame	02	WOOD FRAME	100
Stories	0	0	100
Units	0	0	100
Occupancy	00	NONE	100
Quality	06	Quality Level	06
DOR CODE	0100	SINGLE FAMILY	
MAP NUM		MKT AREA	01
NEIGHBORHOOD/LOC	2121.100		
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA
BAS	1,974	100	1,974
FGR	436	55	240
FOP	60	30	18
FOP	185	30	56
TOTALS	2,655		2,288
			357,096

MARKET ADJUSTMENTS												
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND	
0900	01	2,288	132.7606	157.65	360,703		2019		2019	0	0	1.00
1 SNGL FAM - 100% - 2020 Heated Area: 1974 HX Base Yr 2020												



NASSAU COUNTY PROPERTY			
VALUATION SUMMARY			PAGE 1 of 1
VALUATION BY			STANDARD
Tax Group: 2	Tax Dist:		
BUILDING MARKET VALUE			357,096
TOTAL MARKET OB/XF VALUE			6,736
TOTAL LAND VALUE - MARKET			115,000
TOTAL MARKET VALUE			478,832
SOH/AGL Deduction			161,167
ASSESSED VALUE			317,665
TOTAL EXEMPTION VALUE	HX HB		50,000
BASE TAXABLE VALUE			267,665
TOTAL JUST VALUE			478,832
NCON VALUE			0
INCOME VALUE			
PREVIOUS YEAR MKT VALUE			467,790

PERMIT NUM	DESCRIPTION	AMT	ISSUED
20183678	NEW CONSTR	265,109	10/25/2018

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2273/1322	5/07/2019	WD Q	Q	I	01	344,400
GRANTOR: NEW ATLANTIC BUILDERS						
GRANTEE: BAILEY MICHAEL W &						
2207/1352	6/28/2018	SW Q	Q	V	01	86,000
GRANTOR: PARKWAY DUNES LLC						
GRANTEE: NEW ATLANTIC BUILDERS						

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	0855	CONC PAVR	0	100	0	0			7.00	100	2019	2019	3	99	6,736	

2790 TURTLE SHORES DR, FERNANDINA BEACH, FL 32034

BUILDING NOTES	

BUILDING DIMENSIONS
BAS=[YR=2019] W21 FOP=[YR=2019] N5 W19 S10 E18 N5 E1S W1 S5 W18 S57 E10 FOP=[YR=2019] S2 E10 FGR=[YR=2019] S1 E20 N22 W16 S1 W4 S20S N7W8 S5 W2S E2 N5 E8 N13 E4 N1 E16 N43S .

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	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			0.00	0.00	1.00	LT		1.00	1.00	1.00	115,000.00	115,000.00	115,000								