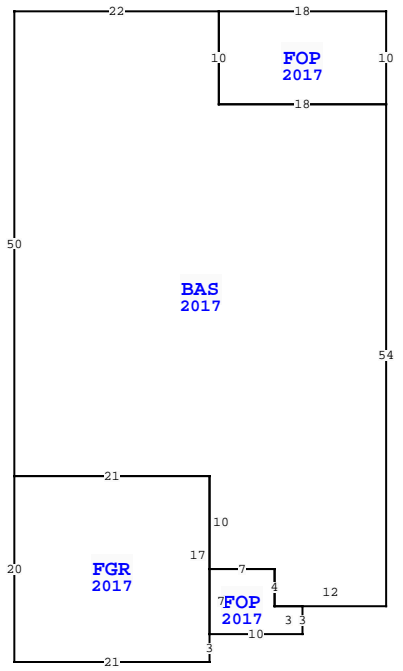


BUILDING CHARACTERISTICS		CONSTRUCTION	
ELEMENT	CD		
Exterior Wall	10	ABOVE AVG	100
Roof Structur	08	IRREGULAR	100
Roof Cover	03	COMP SHNGL	100
Interior Wall	05	DRYWALL	100
Interior Floor	12	HARDWOOD	60
Interior Floor	14	CARPET	40
Air Condition	03	CENTRAL	100
Heating Type	04	AIR DUCTED	100
Bedrooms		3	100
Bathrooms		2	100
Frame	02	WOOD FRAME	100
Stories	1.	1.	100
Units		0	100
Occupancy	00	NONE	100
Quality	06	Quality Level	06
DOR CODE	0100	SINGLE FAMILY	
MAP NUM		MKT AREA	01
NEIGHBORHOOD/LOC	2121.00		
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA
BAS	2,058	100	2,058
FGR	420	55	231
FOP	58	30	17
FOP	180	30	54
TOTALS	2,716		2,360

MARKET ADJUSTMENTS											
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
0900	01	2,360	126.2240	149.89	353,740	2017	2017	0	0	2.00	98.00
1 SNGL FAM - 100% - 2018										Heated Area: 2058	HX Base Yr 2018



NASSAU COUNTY PROPERTY			PAGE 1 of 1
VALUATION SUMMARY			
VALUATION BY			STANDARD
Tax Group: 2		Tax Dist:	
BUILDING MARKET VALUE			346,665
TOTAL MARKET OB/XF VALUE			6,516
TOTAL LAND VALUE - MARKET			115,000
TOTAL MARKET VALUE			468,181
SOH/AGL Deduction			227,340
ASSESSED VALUE			240,841
TOTAL EXEMPTION VALUE	HX HB		50,000
BASE TAXABLE VALUE			190,841
TOTAL JUST VALUE			468,181
NCON VALUE			0
INCOME VALUE			
PREVIOUS YEAR MKT VALUE			408,449

PERMIT NUM	DESCRIPTION	AMT	ISSUED
20171152	CO ISSUED	0	09/26/2017
20171152	NEW CONSTR	259,054	04/18/2017

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2149/1084	9/29/2017	WD Q	Q	I	02	364,800
GRANTOR: RIVERSIDE HOMES OF NO						
GRANTEE: DRAKE JOHN & DELIA						
1951/0329	12/05/2014	SW U	V	30		860,000
GRANTOR: PARKWAY DUNES LLC						
GRANTEE: RIVERSIDE HOMES OF						

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 PAVER	0	100	0	623.00	SF	7.00	7.00	100	2017	2017	3	97	4,230	
2	0855	CONC PAVER	0	100	0	48.00	SF	7.00	7.00	100	2017	2017	3	97	326	
3	0504	FP-ELECTRI	0	100	0	1.00	UT	2,000.00	2,000.00	100	2017	2017	3	98	1,960	

2811 N SEA GRAPE DR, FERNANDINA BEACH

BUILDING NOTES	

BUILDING DIMENSIONS	
FOP=[YR=2017] W18 BAS=[YR=2017] W22 S50 FGR=[YR=2017] S20 E21 N3 FOP=[YR=2017] E10 N3 W3 N4 W7 S7\$ N17 W21\$ E21 S10 E7 S4 E12 N54 W18 N10\$ S10 E18 N10\$.	

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							