



BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	10	ABOVE AVG 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floor	14	CARPET 70
Interior Floor	12	HARDWOOD 30
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms	3	100
Bathrooms	2.5	100
Frame	02	WOOD FRAME 100
Stories	2.	2. 100
Units	0	100
BUD8 Adjustme	05	DIST 1A 100
Occupancy	00	NONE 100

Quality	03	Quality Level 03
DOR CODE	0100	SINGLE FAMILY

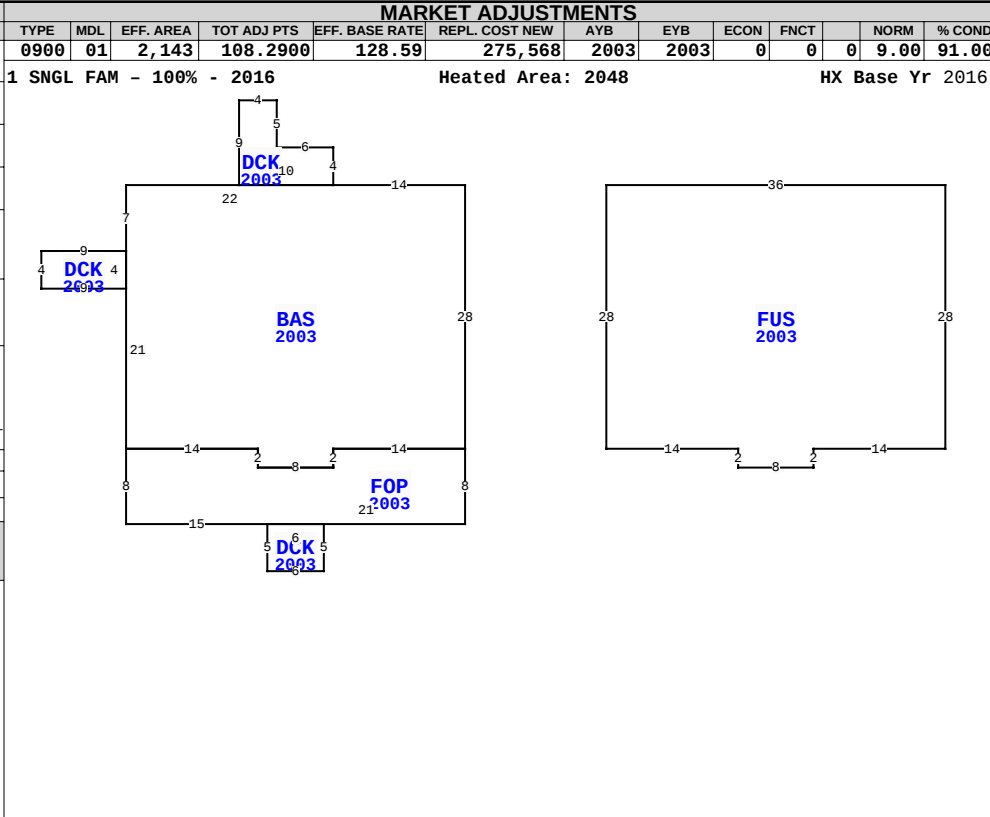
MAP NUM		MKT AREA	02
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NEIGHBORHOOD/LOC	2018.00
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AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,024	100	1,024	119,825
DKK	30	10	3	351
DKK	36	10	4	468
DKK	60	10	6	703
FOP	272	30	82	9,595
FUS	1,024	100	1,024	119,825

TOTALS	2,446		2,143	250,767
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EXTRA FEATURES									
L N	OB/XF CODE	DESCRIPTION	BLD CAP	L	W	UNITS	UT	Adj R	NOTES
3	0500	FP-PRE FAB	0 100	0	0	1.00	UT	3,500.00	
4	0810	CONCRETE A	0 100	0	0	276.00	SF	6.50	



2155 RAYON RD, FERNANDINA BEACH

MARKET ADJUSTMENTS									
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT
0900	01	2,143	108.2900	128.59	275,568	2003	2003	0	0
BLD DATE									
XF DATE									
INC DATE									
LGL DATE									
LAND DATE									
AG DATE									

NASSAU COUNTY PROPERTY		PAGE 1 of 1	8
VALUATION SUMMARY			
VALUATION BY		STANDARD	
Tax Group: 8		Tax Dist:	
BUILDING MARKET VALUE		250,767	
TOTAL MARKET OB/XF VALUE		4,641	
TOTAL LAND VALUE - MARKET		100,000	
TOTAL MARKET VALUE		355,408	
SOH/AGL Deduction		125,339	
ASSESSED VALUE		230,069	
TOTAL EXEMPTION VALUE		HX HB	50,000
BASE TAXABLE VALUE		180,069	
TOTAL JUST VALUE		355,408	
NCON VALUE		0	
INCOME VALUE			
PREVIOUS YEAR MKT VALUE		332,265	

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B0210226	NEW CONSTR	163,000	08/01/2002

SALES DATA					
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD
2373/1386	7/01/2020	WD	U	I	11
GRANTOR: CASON SARAH E N/K/A B					100
GRANTEE: CASON RYAN M					
1978/1044	5/06/2015	WD	Q	I	02
GRANTOR: JOHNSON ESTHER L					249,900
GRANTEE: CASON RYAN M & SARA					

BUILDING NOTES									
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BUILDING DIMENSIONS									
BAS=[YR=2003] W14 DCK=[YR=2003] N4 W6 N5 W4 S9 E10\$ W22 S7									
DCK=[YR=2003] W9 S4 E9 N4\$ S21 FOP=[YR=2003] S8 E15									
DCK=[YR=2003] S5 E6 N5 W6\$ E21 N8 W14 S2 W8 N2 W14\$ E14 S2 E8									
N2 E14 N28\$ PTR=E15 FUS=[YR=2003] E36 S28 W14 S2 W8 N2 W14									
N28\$ W15\$.									

LAND DESCRIPTION									
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS
1	000102	C	SFR/MH	100		RS-2	100.00	152.00	100.00