

| BUILDING CHARACTERISTICS | | | | | | | | | | MARKET ADJUSTMENTS | | | | | | | | | | NASSAU COUNTY PROPERTY | | | | | | | | | | | | | | | | | | | |
|--|------------|--------------|----------------------|-----|-----|----------|-------|-------|----------------|--------------------|---------|-------------|-------------|----------------|-----------------|----------------|---------------|-----------------------------|------|--------------------------------|-----------|-------------------|-------|-------------|--------|------------|--|-----|--|----------|--|-----------|--|--|--|--|--|--|--|
| ELEMENT | CD | CONSTRUCTION | | | | | | | | TYPE | MDL | EFF. AREA | TOT ADJ PTS | EFF. BASE RATE | REPL. COST NEW | AYB | EYB | ECON | FNCT | NORM | % COND | VALUATION SUMMARY | | | | | | | | | | | | | | | | | |
| | | | | | | | | | | | | | | | | | | | | VALUATION BY | | STANDARD | | | | | | | | | | | | | | | | | |
| | | | | | | | | | | | | | | | | | | | | Tax Group: 8 | | Tax Dist: | | | | | | | | | | | | | | | | | |
| | | | | | | | | | | | | | | | | | | | | BUILDING MARKET VALUE | | 0 | | | | | | | | | | | | | | | | | |
| | | | | | | | | | | | | | | | | | | | | TOTAL MARKET OB/XF VALUE | | 0 | | | | | | | | | | | | | | | | | |
| | | | | | | | | | | | | | | | | | | | | TOTAL LAND VALUE - MARKET | | 275,000 | | | | | | | | | | | | | | | | | |
| | | | | | | | | | | | | | | | | | | | | TOTAL MARKET VALUE | | 275,000 | | | | | | | | | | | | | | | | | |
| | | | | | | | | | | | | | | | | | | | | SOH/AGL Deduction | | 0 | | | | | | | | | | | | | | | | | |
| | | | | | | | | | | | | | | | | | | | | ASSESSED VALUE | | 275,000 | | | | | | | | | | | | | | | | | |
| | | | | | | | | | | | | | | | | | | | | TOTAL EXEMPTION VALUE | | 0 | | | | | | | | | | | | | | | | | |
| | | | | | | | | | | | | | | | | | | | | BASE TAXABLE VALUE | | 275,000 | | | | | | | | | | | | | | | | | |
| | | | | | | | | | | | | | | | | | | | | TOTAL JUST VALUE | | 275,000 | | | | | | | | | | | | | | | | | |
| | | | | | | | | | | | | | | | | | | | | NCON VALUE | | 0 | | | | | | | | | | | | | | | | | |
| | | | | | | | | | | | | | | | | | | | | INCOME VALUE | | 0 | | | | | | | | | | | | | | | | | |
| | | | | | | | | | | | | | | | | | | | | PREVIOUS YEAR MKT VALUE | | 250,000 | | | | | | | | | | | | | | | | | |
| | | | | | | | | | | | | | | | | | | | | PERMIT NUM | | | | DESCRIPTION | | | | AMT | | | | ISSUED | | | | | | | |
| | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| | | | | | | | | | | | | | | | | | | | | SALES DATA | | | | | | | | | | | | | | | | | | | |
| | | | | | | | | | | | | | | | | | | | | OFF RECORD Number | DATE | TYPE INST | Q / U | V / I | RSN CD | SALE PRICE | | | | | | | | | | | | | |
| | | | | | | | | | | | | | | | | | | | | 2612/1922 | 1/10/2023 | WD | Q | V | 01 | 320,000 | | | | | | | | | | | | | |
| | | | | | | | | | | | | | | | | | | | | GRANTOR: COLWELL STEPHEN | | | | | | | | | | | | | | | | | | | |
| | | | | | | | | | | | | | | | | | | | | GRANTEE: GUINN CHAD & ASHLEY | | | | | | | | | | | | | | | | | | | |
| | | | | | | | | | | | | | | | | | | | | 0847/1386 | 9/04/1998 | WD | Q | V | | 134,000 | | | | | | | | | | | | | |
| | | | | | | | | | | | | | | | | | | | | GRANTOR: COONROD ANNE T | | | | | | | | | | | | | | | | | | | |
| | | | | | | | | | | | | | | | | | | | | GRANTEE: COLWELL STEPHEN | | | | | | | | | | | | | | | | | | | |
| | | | | | | | | | | | | | | | | | | | | BUILDING NOTES | | | | | | | | | | | | | | | | | | | |
| | | | | | | | | | | | | | | | | | | | | BUILDING DIMENSIONS | | | | | | | | | | | | | | | | | | | |
| TOTALS | | | | | | | | | | | | | | | | | | | | RIVERSIDE DR, FERNANDINA BEACH | | | | | | | | | | BLD DATE | | LGL DATE | | | | | | | |
| | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | XF DATE | | LAND DATE | | | | | | | |
| | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | INC DATE | | AG DATE | | | | | | | |
| 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 | | | | | | | | | | | | | | | | | | | | | | | |
| | | | | | | | | | | | | | | | | | TOTAL OB/XF 0 | | | | | | | | | | | | | | | | | | | | | | |
| L N | USE CODE | CLS | LAND USE DESCRIPTION | CAP | R D | LOC ZONE | FRONT | DEPTH | TOT LND UTS | UNIT TYPE | D T | DPTH FACT | % COND | TOT ADJ | UNIT PRICE | ADJ UNIT PRICE | LAND VALUE | OTHER ADJUSTMENTS AND NOTES | YEAR | DENSITY | DECL | FRZ | YR | CONSRV | | | | | | | | | | | | | | | |
| 1 | 000116 | C | SFR MARSH | 0 | | RG-1 | 0.00 | 0.00 | 1.00 | LT | | 1.00 | 1.00 | 1.00 | 275,000.00 | 275,000.00 | 275,000 | | | | | | | | | | | | | | | | | | | | | | |
| REVIEW DATE 01/01/2018 BY MH Total Acres: 0.00 Total Land Value: 275,000 Market: 0 Agricultural: 0 Common: 275,000 PRINTED 08/02/2023 BY SYS | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |