



BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	19	COMMON BRK 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 90
Interior Floo	08	SHT VINYL 10
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
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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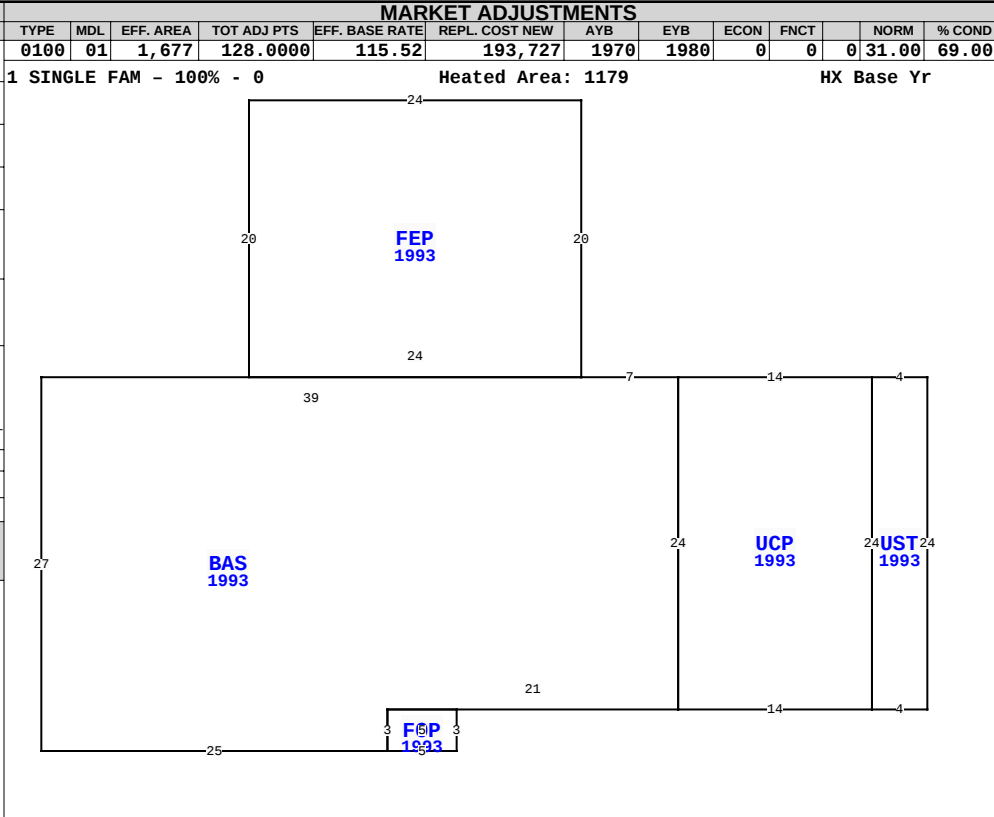
NEIGHBORHOOD/LOC	2021.00
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AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,179	100	1,179	93,977
FEP	480	80	384	30,608
FOP	15	30	4	319
UCP	336	20	67	5,341
UST	96	45	43	3,427

TOTALS	2,106		1,677	133,672
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EXTRA FEATURES											
L N	OB/XF CODE	DESCRIPTION	BLD CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE	ORIG COND	YEAR ON
1	0350	CARPORT WD	0 100	23	30	690.00	SF	13.00	13.00	100	1970
2	0504	FP-ELECTRI	0 100	0	0	1.00	UT	2,000.00	2,000.00	100	1982
3	0810	CONCRETE A	0 100	14	3	42.00	SF	6.50	6.50	100	1970
4	0810	CONCRETE A	0 100	22	3	66.00	SF	6.50	6.50	100	1976
5	1242	WD DECK A	0 100	8	11	88.00	SF	10.00	10.00	100	2000
6	1242	WD DECK A	0 100	0	0	456.00	SF	10.00	10.00	100	2000

LAND DESCRIPTION											
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T
1	000115	C	SFR ACRES	100		RS-2	0.00	0.00	1.00	AC	1.00



662 GAINES LN, FERNANDINA BEACH	BLD DATE		LGL DATE	
	XF DATE		LAND DATE	
	INC DATE		AG DATE	

TOTAL OB/XF											
4,142											

NASSAU COUNTY PROPERTY			
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VALUATION SUMMARY			
VALUATION BY	STANDARD		
Tax Group: 8	Tax Dist:		
BUILDING MARKET VALUE	133,672		
TOTAL MARKET OB/XF VALUE	4,142		
TOTAL LAND VALUE - MARKET	250,000		
TOTAL MARKET VALUE	387,814		
SOH/AGL Deduction	281,704		
ASSESSED VALUE	106,110		
TOTAL EXEMPTION VALUE	50,000		
BASE TAXABLE VALUE	56,110		
TOTAL JUST VALUE	387,814		
NCON VALUE	0		
INCOME VALUE			
PREVIOUS YEAR MKT VALUE	288,972		

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA							
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE	
0681/0504	5/21/1993	WD	Q	I		72,000	
GRANTOR: GOVERNALE JOHN & J L							
GRANTEE: JACKSON MICHAEL & C							
0505/0540	12/01/1986	WD	U	I		71,000	
GRANTOR:							
GRANTEE:							

BUILDING NOTES											

BUILDING DIMENSIONS											
UST=[YR=1993] W4 UCP=[YR=1993] W14 BAS=[YR=1993] W7 FEP=[YR=1993] N20 W24 S20 E24\$ W39 S27 E25 FOP=[YR=1993] E5 N3 W5 S3\$ N3 E21 N24\$ S24 E14 N24 \$ S24 E4 N24\$.											