



BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	16	WD FR STUC 100
Roof Structure	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floor	14	CARPET 80
Interior Floor	11	CLAY TILE 20
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		4 100
Bathrooms		3 100
Frame	02	WOOD FRAME 100
Stories	1.5	1.5 100
Units		0 100
Occupancy	00	NONE 100

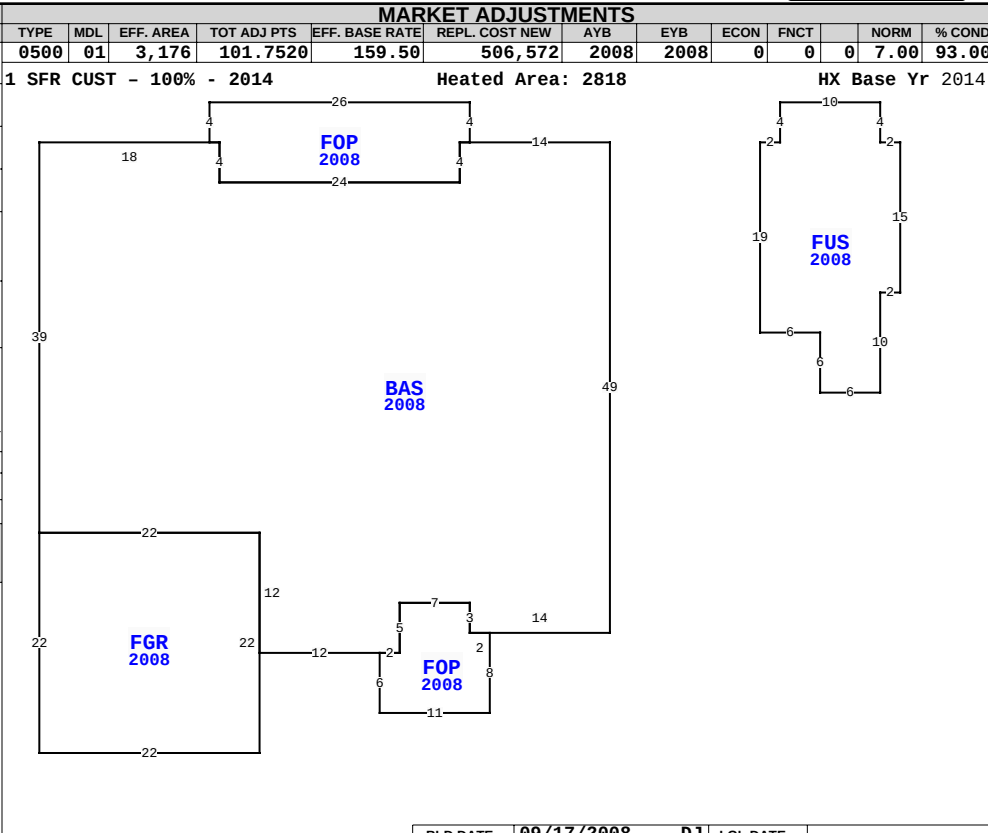
Quality	03	Quality Level 03
DOR CODE	0100	SINGLE FAMILY
MAP NUM		MKT AREA 01
NEIGHBORHOOD/LOC	1079.00	

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	2,484	100	2,484	368,464
FGR	484	55	266	39,457
FOP	105	30	32	4,747
FOP	200	30	60	8,900
FUS	334	100	334	49,544

TOTALS	3,607		3,176	471,112
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EXTRA FEATURES											
L N	OB/XF CODE	DESCRIPTION	BLD	CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE	NOTES
1	0504	FP-ELECTRI	0	100	0	0	1.00	UT	2,000.00	2,000.00	
2	0855	CONC PAVER	0	100	28	4	112.00	SF	10.00	10.00	
3	0855	CONC PAVER	0	100	0	0	573.00	SF	10.00	10.00	
4	0462	ST/AL FNC	0	100	305	0	1,220.00	SF	10.00	10.00	
5	0463	FENCE GATE	0	100	0	0	3.00	UT	300.00	300.00	
6	0855	CONC PAVER	0	100	30	16	480.00	SF	7.00	7.00	

LAND DESCRIPTION											
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	NOTES
1	000100	C	SFR	100	0003		0.00	0.00	1.00	LT	



2978 PRINCESS AMELIA CT, FERNANDINA BEACH	BLD DATE 09/17/2008	DJ	LGL DATE
	XF DATE		LAND DATE
	INC DATE		AG DATE

NASSAU COUNTY PROPERTY											
VALUATION SUMMARY											
VALUATION BY										STANDARD	
Tax Group: 2										Tax Dist:	
BUILDING MARKET VALUE										471,112	
TOTAL MARKET OB/XF VALUE										18,800	
TOTAL LAND VALUE - MARKET										140,000	
TOTAL MARKET VALUE										629,912	
SOH/AGL Deduction										284,317	
ASSESSED VALUE										345,595	
TOTAL EXEMPTION VALUE										60,000	
BASE TAXABLE VALUE										285,595	
TOTAL JUST VALUE										629,912	
NCON VALUE										0	
INCOME VALUE											
PREVIOUS YEAR MKT VALUE										569,721	

PERMIT NUM	DESCRIPTION	AMT	ISSUED
20081027	H/AC	7,300	06/18/2008
20080984	OTHER	1,480	06/10/2008
20080417	ELEC OTHER	2,100	03/19/2008
20080394	OTHER	8,050	03/17/2008
20080331	NEW CONSTR	250,000	03/03/2008

SALES DATA							
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE	
2275/0876	5/14/2019	QC	U	I	11	100	
GRANTOR: ANGERT HUGH F							
GRANTEE: ANGERT HUGH F LIVIN							
1863/1285	6/19/2013	WD	Q	I	02	345,000	
GRANTOR: SIEGLING LANNEAU HOLT							
GRANTEE: ANGERT HUGH F & ELE							

BUILDING NOTES											
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BUILDING DIMENSIONS											
BAS=[YR=2008] W14 FOP=[YR=2008] N4 W26 S4 E1 S4 E24 N4 E1\$ W1 S4 W24 N4 W18 S39 FGR=[YR=2008] S22 E22 N22 W22\$ E22 S12 E12 FOP=[YR=2008] S6 E11 N8 W2 N3 W7 S5 W2\$ E2 N5 E7 S3 E14 N49\$ PTR=E15 FUS=[YR=2008] E2 N4 E10 S4 E2 S15 W2 S10 W6 N6 W6 N19\$ W15\$.											