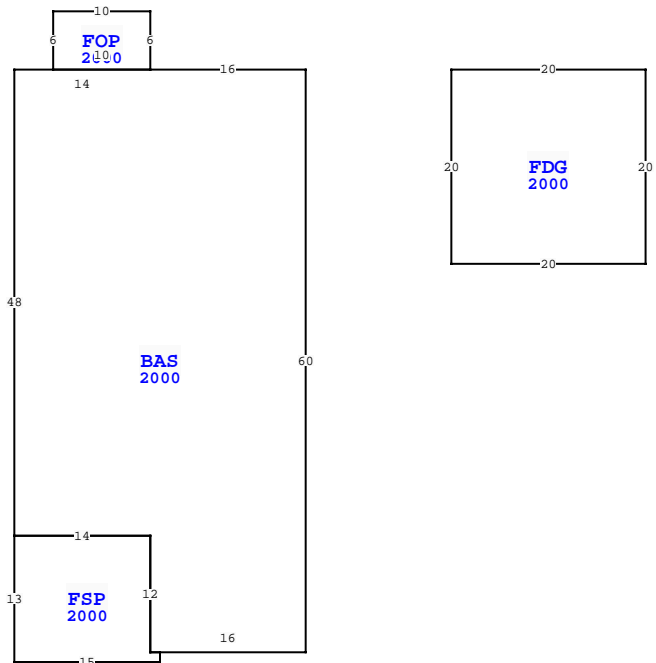




BUILDING CHARACTERISTICS		CONSTRUCTION	
ELEMENT	CD		
Exterior Wall	10	ABOVE AVG	100
Roof Structur	08	IRREGULAR	100
Roof Cover	03	COMP SHNGL	100
Interior Wall	05	DRYWALL	100
Interior Floo	14	CARPET	70
Interior Floo	11	CLAY TILE	30
Air Condition	03	CENTRAL	100
Heating Type	04	AIR DUCTED	100
Bedrooms		3	100
Bathrooms		2	100
Frame	02	WOOD FRAME	100
Stories	1.	1.	100
Units		0	100
Occupancy	00	NONE	100
Quality	05	Quality Level	05
DOR CODE	0100	SINGLE FAMILY	
MAP NUM		MKT AREA	01
NEIGHBORHOOD/LOC		1031.00	
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA
BAS	1,632	100	1,632
FDG	400	60	240
FOP	60	30	18
FSP	183	40	73
TOTALS	2,275		1,963

MARKET ADJUSTMENTS											
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
0500	01	1,963	123.8622	176.50	346,470	2000	2000	0	0	10.50	89.50
1 SFR CUST - 100% - 2019 Heated Area: 1632 HX Base Yr 2019											



NASSAU COUNTY PROPERTY		PAGE 1 of 1	2
VALUATION SUMMARY			
VALUATION BY		STANDARD	
Tax Group: 2	Tax Dist:		
BUILDING MARKET VALUE		310,091	
TOTAL MARKET OB/XF VALUE		3,672	
TOTAL LAND VALUE - MARKET		120,000	
TOTAL MARKET VALUE		433,763	
SOH/AGL Deduction		138,646	
ASSESSED VALUE		295,117	
TOTAL EXEMPTION VALUE	HX HB	50,000	
BASE TAXABLE VALUE		245,117	
TOTAL JUST VALUE		433,763	
NCON VALUE		0	
INCOME VALUE			
PREVIOUS YEAR MKT VALUE		409,052	

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2197/0556	5/18/2018	WD	Q	I	01	430,000
GRANTOR: MCCracken JULIE						
GRANTEE: LAWHORNE ANGELA & S						
1570/0251	6/05/2008	TD	Q	I		365,000
GRANTOR: ANDERSON MARY E TRUST						
GRANTEE: MCCracken JULIE						

EXTRA FEATURES		1893 GARDENIA ST, FERNANDINA BEACH														
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	0819	CONC 12"	0	100	2	5			9.50	100	2000	2000	3	80	76	
2	0810	CONCRETE A	0	100	21	3			6.50	100	2000	2000	3	80	328	
3	0810	CONCRETE A	0	100	0	0			6.50	100	2000	2000	3	80	2,870	
4	0475	VF 4 SBPL	0	100	0	0			14.00	100	2001	2001	3	58	179	
5	0477	VF 4 SLAT	0	100	0	0			14.00	100	2003	2003	3	64	27	
6	0470	VNYL GATE	0	100	0	0			300.00	100	2003	2003	3	64	192	
TOTAL OB/XF 3,672																

LAND DESCRIPTION		TOTAL OB/XF 3,672																						
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		PUD	0.00	0.00	40.00	FF		1.00	1.00	1.00	3,000.00	3,000.00	120,000							

BUILDING NOTES	
BUILDING DIMENSIONS	
BAS=[YR=2000] W16 FOP=[YR=2000] N6 W10 S6 E10 \$ W14 S48 FSP=[YR=2000] S13 E15 N1 W1 N12 W14 \$ E14 S12 E16 N60 \$ PTR= E15 FDG=[YR=2000] E20 S20 W20 N20 \$ W15 \$ .	