



BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	10	ABOVE AVG 100
Roof Structur	08	IRREGULAR 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	12	HARDWOOD 40
Interior Floo	14	CARPET 40
Interior Floo	15	HARDTILE 20
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 06 Quality Level 06

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	SUBAREA MARKET VALUE
BAS	1,904	100	1,904	338,148
FDG	441	60	265	47,064
FOP	230	30	69	12,255
FSP	230	40	92	16,339

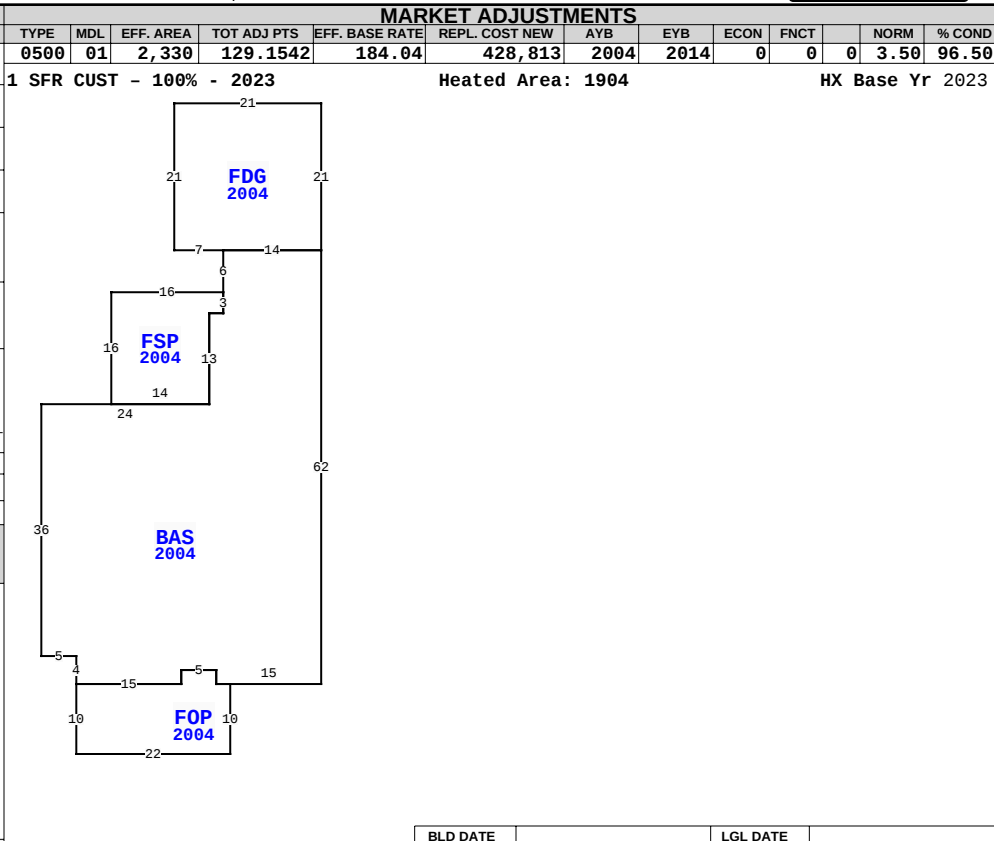
TOTALS 2,805 2,330 413,805

EXTRA FEATURES

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	3	7	21.00	SF	19.00	19.00	100	2004	2004	3	86	343	
2	0810	CONCRETE A	0	100	10	7	70.00	SF	6.50	6.50	100	2004	2004	3	86	391	
3	0810	CONCRETE A	0	100	6	16	96.00	SF	6.50	6.50	100	2004	2004	3	86	537	
4	0810	CONCRETE A	0	100	0	0	930.00	SF	6.50	6.50	100	2004	2004	3	86	5,199	

LAND DESCRIPTION

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	50.00	FF		1.00	1.00	1.00	3,000.00	3,000.00	150,000							



1766 FIELD ST, FERNANDINA BEACH

BLD DATE	XF DATE	INC DATE	LGL DATE	LAND DATE	AG DATE

TOTAL OB/XF 6,470

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	50.00	FF		1.00	1.00	1.00	3,000.00	3,000.00	150,000							

NASSAU COUNTY PROPERTY VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 2	Tax Dist:	
BUILDING MARKET VALUE		413,805
TOTAL MARKET OB/XF VALUE		6,470
TOTAL LAND VALUE - MARKET		150,000
TOTAL MARKET VALUE		570,275
SOH/AGL Deduction		39,514
ASSESSED VALUE		530,761
TOTAL EXEMPTION VALUE	HX HB	50,000
BASE TAXABLE VALUE		480,761
TOTAL JUST VALUE		570,275
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		397,646

PERMIT NUM	DESCRIPTION	AMT	ISSUED
20033502	NEW CONSTR	171,000	07/16/2003

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2601/0152	11/03/2022	WD	Q	I	01	830,000
GRANTOR: RYAN NANCY ANN						
GRANTEE: SIMMERS & RIENTH RE						
1119/1060	3/07/2003	WD	Q	V		55,900
GRANTOR: BRYLEN HOMES LTD						
GRANTEE: RYAN JAMES F & NANC						

BUILDING NOTES

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BUILDING DIMENSIONS

FDG=[YR=2004] W21 S21 E7 BAS=[YR=2004] S6 FSP=[YR=2004] W16 S16 E14 N13 E2 N3\$ S3 W2 S13 W24 S36 E5 S4 FOP=[YR=2004] S10 E22 N10 W2 N2 W5 S2 W15\$ E15 N2 E5 S2 E15 N62 W14\$ E14 N21\$.