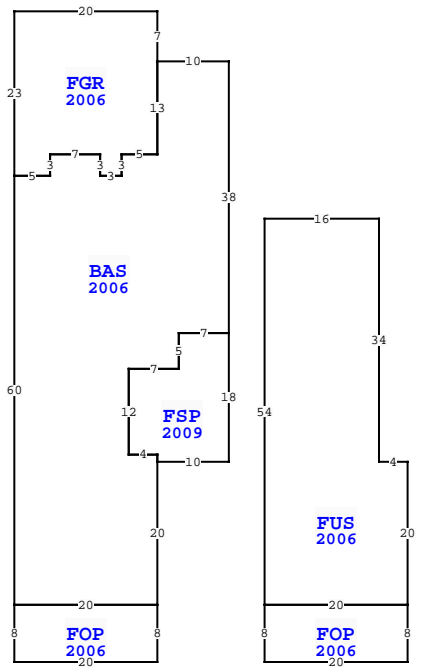


BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	10	ABOVE AVG 100
Roof Structur	08	IRREGULAR 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	12	HARDWOOD 60
Interior Floo	15	HARDTILE 40
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2.5 100
Frame	02	WOOD FRAME 100
Stories	1.5	1.5 100
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
BAS	1,583	100
FGR	424	55
FOP	160	30
FOP	160	30
FSP	213	40
FUS	944	100
TOTALS	3,484	2,941

MARKET ADJUSTMENTS											
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
0500	01	2,941	121.1848	172.69	507,881	2006	2006	0	0	7.50	92.50
1 SFR CUST - 100% - 2022 Heated Area: 2527 HX Base Yr 2022											



NASSAU COUNTY PROPERTY		PAGE 1 of 1
VALUATION SUMMARY		2
VALUATION BY	Tax Group: 2	STANDARD
BUILDING MARKET VALUE	Tax Dist:	469,790
TOTAL MARKET OB/XF VALUE		10,300
TOTAL LAND VALUE - MARKET		105,000
TOTAL MARKET VALUE		585,090
SOH/AGL Deduction		191,146
ASSESSED VALUE		393,944
TOTAL EXEMPTION VALUE	HX HB	50,000
BASE TAXABLE VALUE		343,944
TOTAL JUST VALUE		585,090
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		545,606

PERMIT NUM	DESCRIPTION	AMT	ISSUED
20062349	OTHER	2,000	10/17/2006
20060712	GAS	800	04/06/2006
20060681	H/AC	6,850	04/01/2006
20060449	NEW CONSTR	2,000	03/06/2006
20060340	NEW CONSTR	11,525	02/14/2006
20053253	DEMOLITION	0	12/29/2005

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2435/1025	2/16/2021	WD	Q	I	01	660,000
GRANTOR: FERGUSSON RICHARD D &						
GRANTEE: HOWINGTON MICHAEL D						
1606/1178	2/23/2009	WD	Q	I	01	490,000
GRANTOR: SCHINDLER RICHARD J &						
GRANTEE: FERGUSSON RICHARD D						

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	0500	FP-PRE FAB	0	100	0	1.00	UT	3,500.00	3,500.00	100	2006	2006	3	91	3,185	
2	0877	JACUZZI	0	100	0	1.00	UT	1,000.00	1,000.00	100	2006	2006	3	31	310	
5	0825	BRICK	0	100	4	20.00	SF	25.00	25.00	100	2006	2006	3	97	485	
6	0810	CONCRETE A	0	100	7	35.00	SF	6.50	6.50	100	2006	2006	3	88	200	
7	0825	BRICK	0	100	4	20.00	SF	25.00	25.00	100	2006	2006	3	97	485	
8	0810	CONCRETE A	0	100	21	336.00	SF	6.50	6.50	100	2006	2006	3	88	1,922	
9	0855	CONC PAVER	0	100	0	408.00	SF	10.00	10.00	100	2009	2009	3	91	3,713	

BLD DATE		LGL DATE	
DATE	PH	DATE	PH
01/03/2007		01/03/2007	

BUILDING NOTES	
1871 W PERIMETER PARK RD, FERNANDINA BEACH	

LAND DESCRIPTION															TOTAL OB/XF									
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	0003	PUD	0.00	0.00	35.00	FF		1.00	1.00	1.00	3,000.00	3,000.00	105,000							

BUILDING DIMENSIONS	
FOP=[YR=2006] N8BAS=[YR=2006] N20FSP=[YR=2009] E10 N18 W7 S5 W7 S12 E4 S1\$N1 W4N12E7N5E7N38W10FGR=[YR=2006] N7W20 S23E5N3E7S3E3N3E5N13\$ S13W5S3 W3N3W7S3W5S60E20\$W20S8E20\$ PTR=E15 FOP=[YR=2006] N8 FUS=[YR=2006] N54 E16 S34 E4 S20 W20\$E20 S8 W20\$ W15\$.	