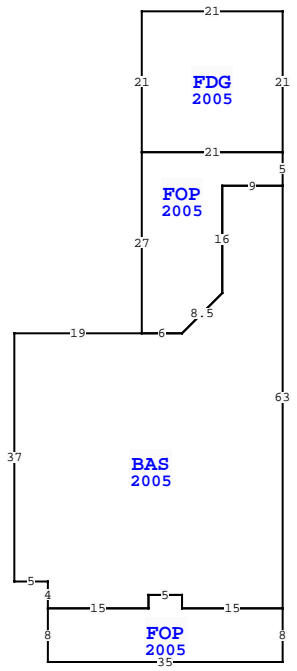


BUILDING CHARACTERISTICS		CONSTRUCTION		
ELEMENT	CD			
Exterior Wall	10	ABOVE AVG	100	
Roof Structur	08	IRREGULAR	100	
Roof Cover	03	COMP SHNGL	100	
Interior Wall	05	DRYWALL	100	
Interior Floor	15	HARDTILE	70	
Interior Floor	14	CARPET	30	
Air Condition	03	CENTRAL	100	
Heating Type	04	AIR DUCTED	100	
Bedrooms		2	100	
Bathrooms		2	100	
Frame	02	WOOD FRAME	100	
Stories	1.	1.	100	
Units		0	100	
Occupancy	00	NONE	100	
Quality	04	Quality Level	04	
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	1,826	100	1,826	293,382
FDG	441	60	265	42,578
FOP	290	30	87	13,978
FOP	351	30	105	16,870
TOTALS	2,908		2,283	366,807

MARKET ADJUSTMENTS													
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND		
0500	01	2,283	122.5539	174.64	398,703	2005	2005	0	0	0	8.00	92.00	
1 SFR CUST - 0% - 0 Heated Area: 1826 HX Base Yr													



NASSAU COUNTY PROPERTY		PAGE 1 of 1	2
VALUATION SUMMARY			
VALUATION BY			STANDARD
Tax Group: 2	Tax Dist:		
BUILDING MARKET VALUE			366,807
TOTAL MARKET OB/XF VALUE			13,585
TOTAL LAND VALUE - MARKET			150,000
TOTAL MARKET VALUE			530,392
SOH/AGL Deduction			0
ASSESSED VALUE			530,392
TOTAL EXEMPTION VALUE			0
BASE TAXABLE VALUE			530,392
TOTAL JUST VALUE			530,392
NCON VALUE			0
INCOME VALUE			
PREVIOUS YEAR MKT VALUE			507,463

PERMIT NUM	DESCRIPTION	AMT	ISSUED
20052492	XFOB	4,000	08/19/2005
20042252	H/AC	6,000	12/02/2004
20041742	NEW CONSTR	2,000	09/28/2004
20041692	NEW CONSTR	1,000	09/20/2004
20041575	NEW CONSTR	144,000	08/30/2004

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2250/1761	1/24/2019	WD	Q	I	01	460,000
GRANTOR: TAYLOR FAMILY TRUST E						
GRANTEE: SMITH MALCOLM RUSSE						
1557/0908	3/25/2008	TD	U	I	01	100
GRANTOR: TAYLOR OWEN TRUSTEE						
GRANTEE: OWEN TAYLOR L/E						

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
2	0810	CONCRETE A	0	0	20	17		6.50	6.50	100	2005	2005	3	87	1,923	
3	0825	BRICK	0	0	20	5	SF	10.75	10.75	100	2005	2005	3	96	1,032	
4	0825	BRICK	0	0	3	36	SF	12.50	12.50	100	2005	2005	3	96	1,296	
5	0825	BRICK	0	0	0	0	SF	12.50	12.50	100	2005	2005	3	96	7,200	
7	0478	VF 6 SLAT	0	0	0	0	LF	15.00	15.00	100	2005	2005	3	69	983	
8	0470	VNYL GATE	0	0	0	0	UT	300.00	300.00	100	2005	2005	3	69	621	
9	0476	VF 6 SBPL	0	0	0	0	LF	16.00	16.00	100	2005	2005	3	69	530	

1880 NEIGHBOR ST, FERNANDINA BEACH

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

BUILDING NOTES	

BUILDING DIMENSIONS	
FDG=[YR=2005] W21 S21 FOP=[YR=2005] S27 BAS=[YR=2005] W19 S37 E5 S4 FOP=[YR=2005] S8 E35 N8 W15 N2 W5 S2 W15\$ E15 N2 E5 S2 E15 N63 W9 S16 D6 L6 W6\$ E6 U6 R6 N16 E9 N5 W21\$E21N21\$.	

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	0		PUD	0.00	0.00	50.00	FF		1.00	1.00	1.00	3,000.00	3,000.00	150,000							