



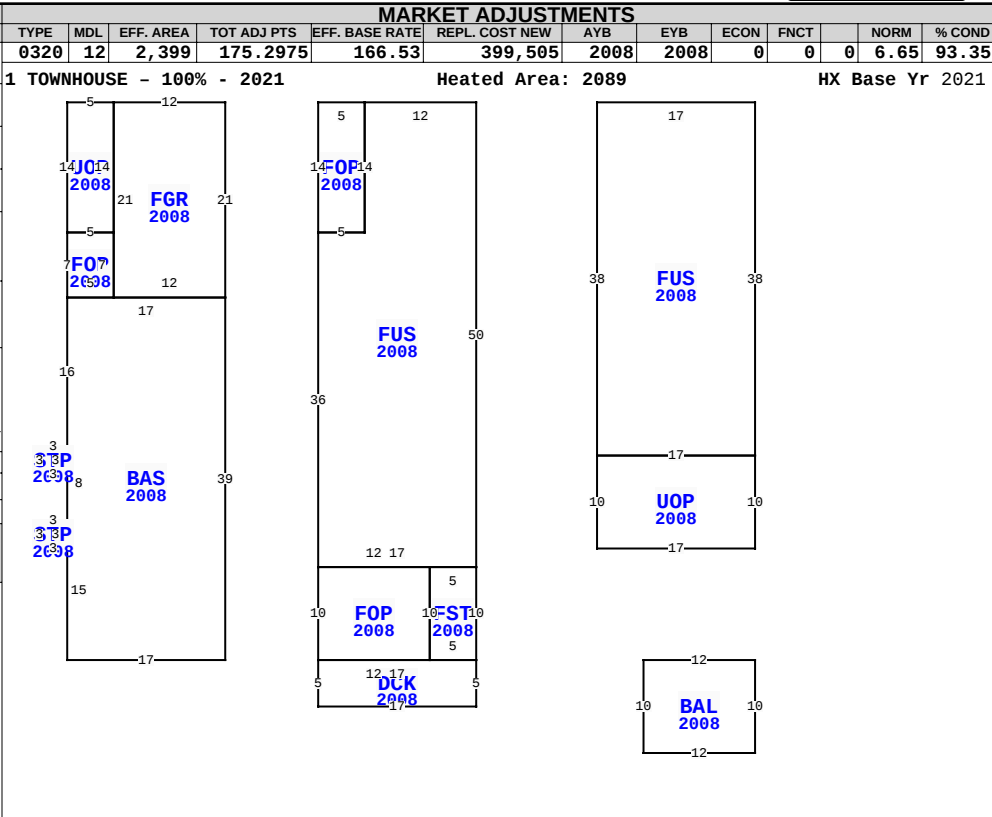
BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	10	ABOVE AVG 70
Exterior Wall	15	CONC BLOCK 30
Roof Structure	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floor	11	CLAY TILE 50
Interior Floor	14	CARPET 50
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms	4	100
Bathrooms	2.5	100
Frame	02	WOOD FRAME 100
Stories	3.	3. 100
Units	0	100

Quality	02	Quality Level 02
DOR CODE	0100	SINGLE FAMILY
MAP NUM		MKT AREA 01
NEIGHBORHOOD/LOC	1043.00	

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAL	120	15	18	2,799
BAS	663	100	663	103,067
DCK	85	10	8	1,243
FGR	252	55	139	21,609
FOP	35	30	10	1,554
FOP	70	30	21	3,264
FOP	120	30	36	5,596
FST	50	55	28	4,353
FUS	646	100	646	100,424
FUS	780	100	780	121,255
TOTALS	3,079		2,399	372,938

EXTRA FEATURES									
L N	OB/XF CODE	DESCRIPTION	BLD	CAP	L	W	UNITS	UT	Adj R
1	0810	CONCRETE A	0	100	0	0	284.00	SF	6.50
2	1126	CB/STC 8"	0	100	0	0	383.00	SF	8.00

LAND DESCRIPTION									
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS
1	000100	C	SFR	100			25.00	115.00	25.00



** This building has 14 Sub-Areas
2724 1ST AVE, FERNANDINA BEACH

BLD DATE	03/26/2008	DJ	LGL DATE	
XF DATE			LAND DATE	
INC DATE			AG DATE	

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	0810	CONCRETE A	0	100	0	0	284.00	SF	6.50	6.50	100	2008	2008	3	90	1,661	
2	1126	CB/STC 8"	0	100	0	0	383.00	SF	8.00	8.00	100	2008	2008	3	90	2,758	

TOTAL OB/XF										4,419							
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
1	000100	C	SFR	100			25.00	115.00	25.00	FF		1.00	1.00	1.50	4,000.00	6,000.00	150,000

NASSAU COUNTY PROPERTY										PAGE 1 of 1				2
VALUATION SUMMARY														
VALUATION BY										STANDARD				
Tax Group: 2										Tax Dist:				
BUILDING MARKET VALUE										372,938				
TOTAL MARKET OB/XF VALUE										4,419				
TOTAL LAND VALUE - MARKET										150,000				
TOTAL MARKET VALUE										527,357				
SOH/AGL Deduction										149,825				
ASSESSED VALUE										377,532				
TOTAL EXEMPTION VALUE										50,000				
BASE TAXABLE VALUE										327,532				
TOTAL JUST VALUE										527,357				
NCON VALUE										0				
INCOME VALUE														
PREVIOUS YEAR MKT VALUE										478,935				

PERMIT NUM	DESCRIPTION	AMT	ISSUED
20071506	H/AC	11,000	08/14/2007
20062761	OTHER	8,000	12/18/2006
20060485	NEW CONSTR	340,000	03/20/2006
20060484	DEMOLITION	0	03/09/2006

SALES DATA							
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE	
2566/1168	3/29/2022	WD	U	I	11	100	
GRANTOR: GIDDENS ERIC A							
GRANTEE: GIDDENS TERRY C & A							
2556/1170	3/25/2022	WD	U	I	11	100	
GRANTOR: GIDDENS BARRY S							
GRANTEE: GIDDENS TERRY C & A							

BUILDING NOTES									
BUILDING DIMENSIONS									
FGR=[YR=2008] W12 UOP=[YR=2008] W5 S14 FOP=[YR=2008] S7									
BAS=[YR=2008] S16 STP=[YR=2008] W3S3E3N3S S8 STP=[YR=2008]									
W3S3E3N3S S15 E17 N39 W17S E5 N7 W5S E5 N14S S21 E12 N21S									
PTR=E10 FOP=[YR=2008] E5 FUS=[YR=2008] E12 S50 FST=[YR=2008]									
S10 DCK=[YR=2008] S5 W17 N5 FOP=[YR=2008] N10 E12 S10 W12S									
E17S W5N10E5S W17 N36 E5 N14S S14 W5 N14S W10S PTR=E40									
FUS=[YR=2008] E17 S38 UOP=[YR=2008] S10 W17 N10 E17S W17									
N38S W40S PTR=E45 S60 BAL=[YR=2008] E12 S10 W12 N10S N60W45S.									