

BLOCK 2 LOT 4  
IN OR 1706/222  
EGAN MEADOWS 1 PB 3/45

STEPHENSON ROBERT R & JENNIFER E  
4 NORTH 14TH PLACE  
FERNANDINA BEACH, FL 32034

2023

00-00-31-1240-0002-0040



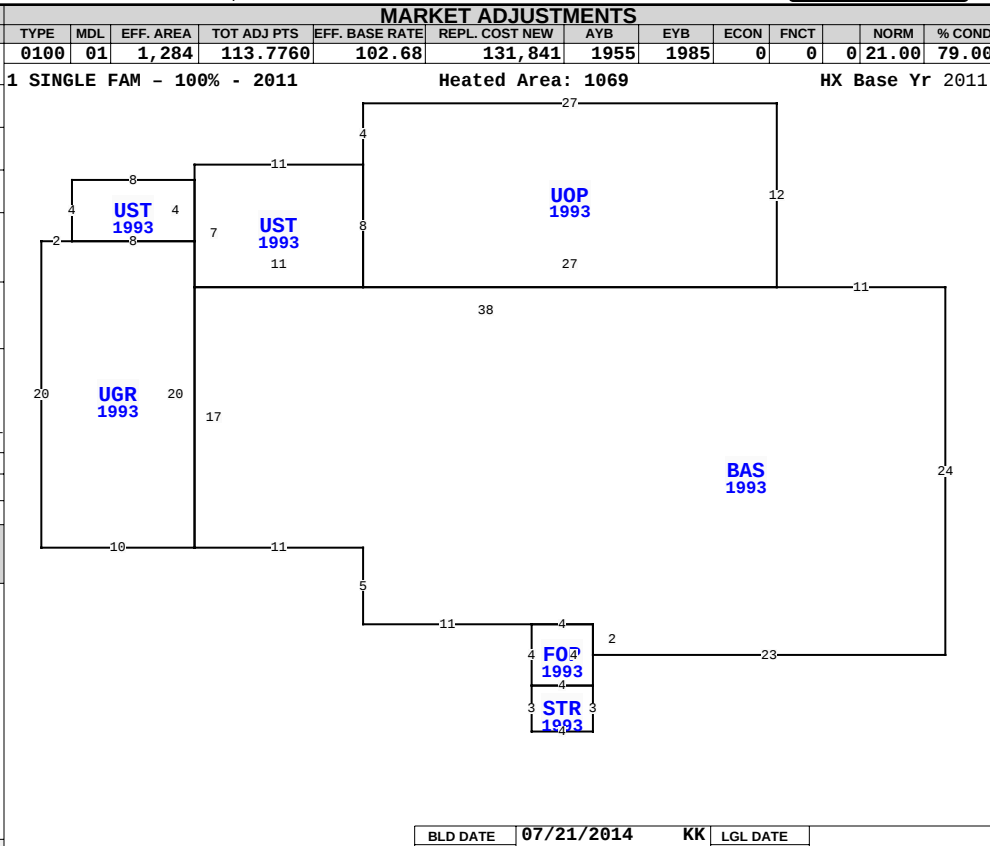
| BUILDING CHARACTERISTICS |    |                |
|--------------------------|----|----------------|
| ELEMENT                  | CD | CONSTRUCTION   |
| Exterior Wall            | 05 | AVERAGE 60     |
| Exterior Wall            | 06 | BD/BATTEN 40   |
| Roof Structure           | 03 | GABLE/HIP 100  |
| Roof Cover               | 03 | COMP SHNGL 100 |
| Interior Wall            | 05 | DRYWALL 100    |
| Interior Floor           | 12 | HARDWOOD 100   |
| Air Condition            | 03 | CENTRAL 100    |
| Heating Type             | 04 | AIR DUCTED 100 |
| Bedrooms                 |    | 3 100          |
| Bathrooms                |    | 1 100          |
| Frame                    | 02 | WOOD FRAME 100 |
| Stories                  | 1. | 1. 100         |
| Units                    |    | 0 100          |
| BUD8 Adjustme            | 02 | DIST FB 100    |
| Occupancy                | 00 | NONE 100       |

|                  |         |                  |
|------------------|---------|------------------|
| Quality          | 03      | Quality Level 03 |
| DOR CODE         | 0100    | SINGLE FAMILY    |
| MAP NUM          |         | MKT AREA 01      |
| NEIGHBORHOOD/LOC | 1007.00 |                  |

| AREA TYPE | TOTAL GROSS AREA | PCT OF BASE | TOT ADJ AREA | SUBAREA MARKET VALUE |
|-----------|------------------|-------------|--------------|----------------------|
| BAS       | 1,069            | 100         | 1,069        | 86,714               |
| FOP       | 16               | 30          | 5            | 405                  |
| STR       | 12               | 10          | 1            | 81                   |
| UGR       | 200              | 45          | 90           | 7,300                |
| UOP       | 324              | 20          | 65           | 5,272                |
| UST       | 32               | 45          | 14           | 1,136                |
| UST       | 88               | 45          | 40           | 3,245                |
| TOTALS    | 1,741            |             | 1,284        | 104,154              |

| EXTRA FEATURES |            |             |         |    |    |        |    |       |       |
|----------------|------------|-------------|---------|----|----|--------|----|-------|-------|
| L N            | OB/XF CODE | DESCRIPTION | BLD CAP | L  | W  | UNITS  | UT | Adj R | NOTES |
| 1              | 0810       | CONCRETE A  | 0 100   | 70 | 8  | 560.00 | SF | 6.50  |       |
| 2              | 0810       | CONCRETE A  | 0 100   | 18 | 3  | 54.00  | SF | 6.50  |       |
| 3              | 0940       | SHEDS/PORT  | 0 100   | 12 | 10 | 120.00 | SF | 30.00 |       |

| 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 | 0006 | R-1      | 60.00 | 135.00 | 1.00        |



| TOTAL OB/XF |            |             |         |    |    |        |    |       |                |           |         |             |   |        | 2,596           |
|-------------|------------|-------------|---------|----|----|--------|----|-------|----------------|-----------|---------|-------------|---|--------|-----------------|
| 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 |
| 1           | 0810       | CONCRETE A  | 0 100   | 70 | 8  | 560.00 | SF | 6.50  | 6.50           | 100       | 1984    | 1984        | 3 | 47     | 1,711           |
| 2           | 0810       | CONCRETE A  | 0 100   | 18 | 3  | 54.00  | SF | 6.50  | 6.50           | 100       | 1984    | 1984        | 3 | 47     | 165             |
| 3           | 0940       | SHEDS/PORT  | 0 100   | 12 | 10 | 120.00 | SF | 30.00 | 30.00          | 100       | 1996    | 1996        | 3 | 20     | 720             |

| TOTAL OB/XF |          |     |                      |     |      |          |       |        |             |           |     |          |        |         | 2,596      |
|-------------|----------|-----|----------------------|-----|------|----------|-------|--------|-------------|-----------|-----|----------|--------|---------|------------|
| 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 |
| 1           | 000100   | C   | SFR                  | 100 | 0006 | R-1      | 60.00 | 135.00 | 1.00        | LT        |     | 1.00     | 1.00   | 1.00    | 175,000.00 |

| NASSAU COUNTY PROPERTY    |  |  |  |  |  |  |  |  |  | PAGE 1 of 1  |  | 2 |
|---------------------------|--|--|--|--|--|--|--|--|--|--------------|--|---|
| VALUATION SUMMARY         |  |  |  |  |  |  |  |  |  | STANDARD     |  |   |
| VALUATION BY              |  |  |  |  |  |  |  |  |  | STANDARD     |  |   |
| Tax Group: 2              |  |  |  |  |  |  |  |  |  | Tax Dist:    |  |   |
| BUILDING MARKET VALUE     |  |  |  |  |  |  |  |  |  | 104,154      |  |   |
| TOTAL MARKET OB/XF VALUE  |  |  |  |  |  |  |  |  |  | 2,596        |  |   |
| TOTAL LAND VALUE - MARKET |  |  |  |  |  |  |  |  |  | 175,000      |  |   |
| TOTAL MARKET VALUE        |  |  |  |  |  |  |  |  |  | 281,750      |  |   |
| SOH/AGL Deduction         |  |  |  |  |  |  |  |  |  | 191,615      |  |   |
| ASSESSED VALUE            |  |  |  |  |  |  |  |  |  | 90,135       |  |   |
| TOTAL EXEMPTION VALUE     |  |  |  |  |  |  |  |  |  | HX HB 50,000 |  |   |
| BASE TAXABLE VALUE        |  |  |  |  |  |  |  |  |  | 40,135       |  |   |
| TOTAL JUST VALUE          |  |  |  |  |  |  |  |  |  | 281,750      |  |   |
| NCON VALUE                |  |  |  |  |  |  |  |  |  | 0            |  |   |
| INCOME VALUE              |  |  |  |  |  |  |  |  |  |              |  |   |
| PREVIOUS YEAR MKT VALUE   |  |  |  |  |  |  |  |  |  | 230,751      |  |   |

| PERMIT NUM | DESCRIPTION | AMT   | ISSUED     |
|------------|-------------|-------|------------|
| 20052660   | REPAIR/RRF  | 3,000 | 09/19/2005 |
| 3650B      | N/A         | 2,500 | 04/01/1986 |

| SALES DATA                   |            |              |        |        |           |               |  |
|------------------------------|------------|--------------|--------|--------|-----------|---------------|--|
| OFF RECORD<br>Number         | DATE       | TYPE<br>INST | Q<br>U | V<br>I | RSN<br>CD | SALE<br>PRICE |  |
| 1706/0222                    | 10/22/2010 | WD           | U      | I      | 11        | 101,400       |  |
| GRANTOR: GOSSETT SEAN        |            |              |        |        |           |               |  |
| GRANTEE: STEPHENSON ROBERT R |            |              |        |        |           |               |  |
| 1692/1307                    | 8/09/2010  | CT           | U      | I      | 18        | 30,000        |  |
| GRANTOR: CLERK OF COURT      |            |              |        |        |           |               |  |
| GRANTEE: GOSSETT SEAN        |            |              |        |        |           |               |  |

| BUILDING NOTES |  |  |  |  |  |  |  |  |  |
|----------------|--|--|--|--|--|--|--|--|--|
|----------------|--|--|--|--|--|--|--|--|--|

| BUILDING DIMENSIONS                                                                                                                                                                                                   |  |  |  |  |  |  |  |  |  |
|-----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|--|--|--|--|--|--|--|--|--|
| BAS=[YR=1993] W11 UOP=[YR=1993] N12W27S4 UST=[YR=1993] W11S1 UST=[YR=1993] W8S4 UGR=[YR=1993] W2 S20E10N20W8\$ E8N4\$ S7E11N8\$S8E27\$W38S17E11S5E11 FOP=[YR=1993] S4 STR=[YR=1993] S3E4N3W4\$ E4N4W4\$ E4S2E23N24\$. |  |  |  |  |  |  |  |  |  |