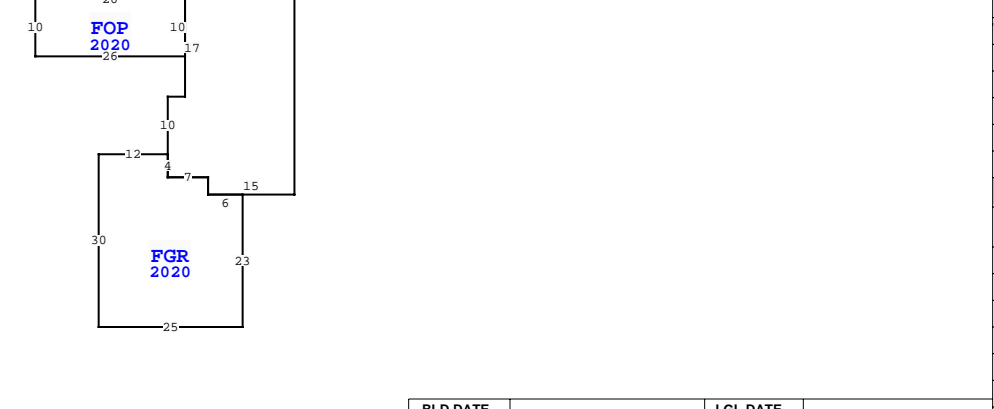


BUILDING CHARACTERISTICS	
ELEMENT	CD CONSTRUCTION
Exterior Wall	10 ABOVE AVG 100
Roof Structur	03 GABLE/HIP 100
Roof Cover	03 COMP SHNGL 100
Interior Wall	05 DRYWALL 100
Interior Floo	11 CLAY TILE 100
Air Condition	03 CENTRAL 100
Heating Type	04 AIR DUCTED 100
Bedrooms	3 100
Bathrooms	2.5 100
Frame	02 WOOD FRAME 100
Stories	1. 1. 100
Units	0 100
Occupancy	00 NONE 100

MARKET ADJUSTMENTS											
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
0500	01	3,452	120.4280	171.61	592,398	2020	2020	0	0	0.50	99.50
1 SFR CUST - 100% - 2021			Heated Area: 2926			HX Base Yr 2021					



Quality	05 Quality Level 05			
DOR CODE	0100 SINGLE FAMILY			
MAP NUM	MKT AREA 01			
NEIGHBORHOOD/LOC	1031.100			
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	2,926	100	2,926	499,620
FGR	680	55	374	63,861
FOP	246	30	74	12,636
FOP	260	30	78	13,319
<b>TOTALS</b>	<b>4,112</b>		<b>3,452</b>	<b>589,436</b>

NASSAU COUNTY PROPERTY		PAGE 1 of 1	2
VALUATION SUMMARY			
VALUATION BY			STANDARD
Tax Group: 2	Tax Dist:		
BUILDING MARKET VALUE			589,436
TOTAL MARKET OB/XF VALUE			20,843
TOTAL LAND VALUE - MARKET			189,000
TOTAL MARKET VALUE			799,279
SOH/AGL Deduction			328,030
ASSESSED VALUE			471,249
TOTAL EXEMPTION VALUE	HX HB		50,000
BASE TAXABLE VALUE			421,249
TOTAL JUST VALUE			799,279
NCON VALUE			0
INCOME VALUE			
PREVIOUS YEAR MKT VALUE			745,396

PERMIT NUM	DESCRIPTION	AMT	ISSUED
20190343	CO ISSUED	0	12/18/2020
20190343	NEW CONSTR	0	06/14/2019

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2620/0012	2/01/2023	WD	U	I	11	100
GRANTOR: BATCHELOR JOHN & SUZA						
GRANTEE: BATCHELOR FAMILY TR						
2192/0910	4/24/2018	SW	Q	V	02	130,000
GRANTOR: AMELIA PARK TND LLC						
GRANTEE: BATCHELOR JOHN & SU						

EXTRA FEATURES		1425 PARK AV, FERNANDINA BEACH														
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	0811	CONCRETE B	0	100	0	0		SF	5.20	100	2020	2020	3	99	10,553	
2	0476	VF 6 SBPL	0	100	0	0		LF	32.00	100	2020	2020	3	98	9,408	
3	0470	VNYL GATE	0	100	0	0		UT	300.00	100	2020	2020	3	98	882	

LAND DESCRIPTION		TOTAL OB/XF														20,843								
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				0.00	0.00	70.00	FF		1.00	1.00	0.90	3,000.00	2,700.00	189,000							

BUILDING NOTES	
BAS=[YR=2020] W2 FOP=[YR=2020] N6 W41 S6 E41 \$ W43 S50 FOP=[YR=2020] S10 E26 N10 W26 \$ E26 S17 W3 S10 FGR=[YR=2020] W12 S30 E25 N23 W6 N3 W7 N4 \$ S4 E7 S3 E15 N84 \$.	

REVIEW DATE		10/26/2020		BY RK		Total Acres: 0.00		Total Land Value: 189,000		Market: 0		Agricultural: 0		Common: 189,000		PRINTED 08/02/2023 BY SYS					
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