LOTS K L M & N
IN OR 1706/1525 & OR 1704/407
ESMT PT OR 1683/1244

HEARD LEASING LLC
PO BOX 693
FERNANDINA BEACH, FL 32035-0693

**2023**

**00-00-31-1320-000K-0000**

## NASSAU COUNTY PROPERTY



### BUILDING CHARACTERISTICS

| ELEMENT | CD | CONSTRUCTION |
|---|---|---|
| Exterior Wall | 05 | AVERAGE 100 |
| Roof Structur | 03 | GABLE/HIP 100 |
| Roof Cover | 03 | COMP SHNGL 100 |
| Interior Wall | 05 | DRYWALL 100 |
| Interior Floo | 12 | HARDWOOD 100 |
| Air Condition | 03 | CENTRAL 100 |
| Heating Type | 04 | AIR DUCTED 100 |
| Bedrooms | | 4 100 |
| 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 |

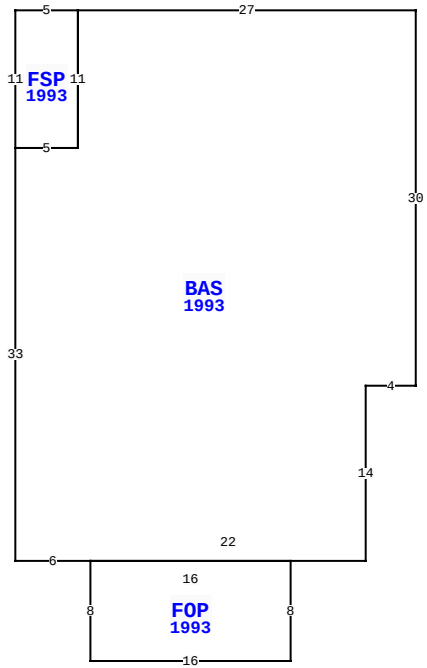
| | | | |
|---|---|---|---|
| DOR CODE | 7600 | MORTUARY/CEMETERY | |
| MAP NUM | | MKT AREA | 01 |
| NEIGHBORHOOD/LOC | 1010.00 | | |

| AREA TYPE | TOTAL GROSS AREA | PCT OF BASE | TOT ADJ AREA | SUBAREA MARKET VALUE |
|---|---|---|---|---|
| BAS | 1,297 | 100 | 1,297 | 105,123 |
| FOP | 128 | 30 | 38 | 3,080 |
| FSP | 55 | 40 | 22 | 1,784 |
| TOTALS | 1,480 | | 1,357 | 109,986 |

### MARKET ADJUSTMENTS

| TYPE | MDL | EFF. AREA | TOT ADJ PTS | EFF. BASE RATE | REPL. COST NEW | AYB | EYB | ECON | FNCT | | NORM | % COND |
|---|---|---|---|---|---|---|---|---|---|---|---|---|
| 0100 | 01 | 1,357 | 114.4000 | 103.25 | 140,110 | 1930 | 1965 | 0 | 0 | 0 | 21.50 | 78.50 |

1 SINGLE FAM – 0% - 0 Heated Area: 1297 HX Base Yr




24 N 13TH ST, FERNANDINA BEACH

| | | | |
|---|---|---|---|
| BLD DATE | 01/31/2018 KK | LGL DATE | |
| XF DATE | | LAND DATE | 01/31/2018 KK |
| INC DATE | | AG DATE | |

### VALUATION SUMMARY

| | |
|---|---|
| VALUATION BY | STANDARD |
| Tax Group: 2 | Tax Dist: |
| BUILDING MARKET VALUE | 209,884 |
| TOTAL MARKET OB/XF VALUE | 36,806 |
| TOTAL LAND VALUE - MARKET | 167,146 |
| TOTAL MARKET VALUE | 413,836 |
| SOH/AGL Deduction | 38,516 |
| ASSESSED VALUE | 375,320 |
| TOTAL EXEMPTION VALUE | 0 |
| BASE TAXABLE VALUE | 375,320 |
| TOTAL JUST VALUE | 413,836 |
| NCON VALUE | 0 |
| INCOME VALUE | |
| PREVIOUS YEAR MKT VALUE | 349,920 |

| PERMIT NUM | DESCRIPTION | AMT | ISSUED |
|---|---|---|---|
| 20122345 | REPAIR/RRF | 2,000 | 11/20/2012 |
| 20111386 | H/AC | 2,500 | 08/16/2011 |
| 20111338 | REPAIR/RRF | 1,400 | 08/10/2011 |
| 20110982 | HOUSEMVING | 1,000 | 06/16/2011 |
| 20110777 | REMODEL | 58,000 | 05/19/2011 |
| 972120 | REPAIR/RRF | 1,800 | 10/03/1997 |

### SALES DATA

| OFF RECORD Number | DATE | TYPE INST | Q U / | V I / | RSN CD | SALE PRICE |
|---|---|---|---|---|---|---|
| 2457/0275 | 4/26/2021 | WD | U | I | 11 | 100 |
| GRANTOR: NASSAU COUNTY | | | | | | |
| GRANTEE: HEARD JOHN H | | | | | | |
| 1706/1525 | 10/20/2010 | WD | U | I | 37 | 95,000 |
| GRANTOR: DAUGHERTY PHILLIP L | | | | | | |
| GRANTEE: HEARD LEASING LLC | | | | | | |

### BUILDING NOTES

### BUILDING DIMENSIONS

BAS=[YR=1993] W27 FSP=[YR=1993] W5 S11 E5 N11 $ S11 W5 S33 E6
FOP=[YR=1993] S8 E16 N8 W16 $ E22 N14 E4 N30 $ .

### EXTRA FEATURES

| LN | 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 | 0 | 0 | 0 | 1.00 | UT | 3,500.00 | 3,500.00 | 100 | 1930 | 1930 | 3 | 20 | 700 | |
| 9 | 0511 | GARAGE CB- | 0 | 0 | 36 | 24 | 864.00 | SF | 40.00 | 40.00 | 100 | 1979 | 1979 | 3 | 32.5 | 11,232 | |
| 13 | 0510 | GARAGE WD- | 0 | 0 | 19 | 24 | 456.00 | SF | 35.00 | 35.00 | 100 | 2002 | 2002 | 3 | 32 | 5,107 | |
| 14 | 0810 | CONCRETE A | 0 | 0 | 22 | 8 | 176.00 | SF | 6.50 | 6.50 | 100 | 2011 | 2011 | 3 | 93 | 1,064 | |
| 15 | 0810 | CONCRETE A | 0 | 0 | 21 | 3 | 63.00 | SF | 6.50 | 6.50 | 100 | 1979 | 1979 | 3 | 32.5 | 133 | |
| 16 | 0443 | STK FNC 6' | 0 | 0 | 0 | 0 | 24.00 | LF | 10.00 | 10.00 | 100 | 2000 | 2000 | 3 | 20 | 48 | |
| 17 | 0463 | FENCE GATE | 0 | 0 | 0 | 0 | 2.00 | UT | 300.00 | 300.00 | 100 | 2000 | 2000 | 3 | 55 | 330 | |
| 18 | 0810 | CONCRETE A | 0 | 0 | 6 | 8 | 48.00 | SF | 6.50 | 6.50 | 100 | 2000 | 2000 | 3 | 80 | 250 | |
| 19 | 0803 | ASPHALT C | 0 | 0 | 78 | 22 | 1,716.00 | SF | 2.00 | 2.00 | 100 | 2011 | 2011 | 3 | 70 | 2,402 | |
| 20 | 0803 | ASPHALT C | 0 | 0 | 0 | 0 | 1,278.00 | SF | 2.00 | 2.00 | 100 | 2011 | 2011 | 3 | 70 | 1,789 | |

TOTAL OB/XF 23,055

### LAND DESCRIPTION

| LN | USE CODE | CLS | LAND USE DESCRIPTION | CAP | RD | LOC ZONE | FRONT | DEPTH | TOT LND UTS | UNIT TYPE | DT | DPTH 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 | 0006 | MU-1 | 70.00 | 130.00 | 9,100.00 | SF | | 1.00 | 1.00 | 1.00 | 5.00 | 5.00 | 45,500 | | | | | | | |
| 2 | 007600 | C | MORTUARY | 0 | 0006 | MU-1 | 77.00 | 130.00 | 10,010.00 | SF | | 1.00 | 1.00 | 1.00 | 5.00 | 5.00 | 50,050 | | | | | | | |
| 3 | 007600 | C | MORTUARY | 0 | 0006 | MU-1 | 0.00 | 0.00 | 14,319.20 | SF | | 1.00 | 1.00 | 1.00 | 5.00 | 5.00 | 71,596 | | | | | | | |

REVIEW DATE 07/24/2018 BY DJA Total Acres: 0.00 Total Land Value: 167,146 Market: 0 Agricultural: 0 Common: 167,146 PRINTED 08/02/2023 BY SYS

LOTS K L M & N
IN OR 1706/1525 & OR 1704/407
ESMT PT OR 1683/1244

HEARD LEASING LLC
PO BOX 693
FERNANDINA BEACH, FL 32035-0693

**2023**

**00-00-31-1320-000K-0000**

## BUILDING CHARACTERISTICS

| ELEMENT | CD | CONSTRUCTION |
|---|---|---|
| Exterior Wall | 15 | CONC BLOCK 100 |
| Roof Structur | 04 | WOOD TRUSS 100 |
| Roof Cover | 12 | MODULAR MT 100 |
| Interior Wall | 01 | MINIMUM 100 |
| Interior Floo | 03 | CONC FINSH 100 |
| Ceiling | 04 | NONE 100 |
| Air Condition | 01 | NONE 100 |
| Heating Type | 01 | NONE 100 |
| Fixtures | | 0 100 |
| Frame | 03 | MASONRY 100 |
| Story Height | | 13 100 |
| RMS | | 1 100 |
| Stories | 1. | 1. 100 |
| Units | | 0 100 |
| Occupancy | 00 | NONE 100 |
| Quality | 03 | Quality Level 03 |

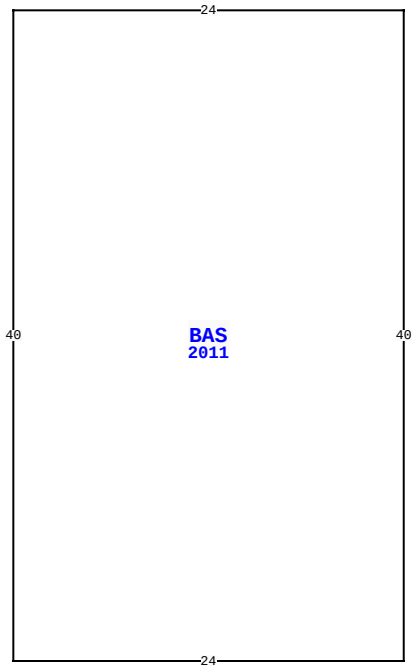
| | | | |
|---|---|---|---|
| DOR CODE | 7600 | MORTUARY/CEMETERY | |
| MAP NUM | | MKT AREA | 01 |
| NEIGHBORHOOD/LOC | 1010.00 | | |

| AREA TYPE | TOTAL GROSS AREA | PCT OF BASE | TOT ADJ AREA | SUBAREA MARKET VALUE |
|---|---|---|---|---|
| BAS | 960 | 100 | 960 | 73,937 |
| TOTALS | 960 | | 960 | 73,937 |

## MARKET ADJUSTMENTS

| TYPE | MDL | EFF. AREA | TOT ADJ PTS | EFF. BASE RATE | REPL. COST NEW | AYB | EYB | ECON | FNCT | | NORM | % COND |
|---|---|---|---|---|---|---|---|---|---|---|---|---|
| 7601 | 04 | 960 | 65.3310 | 81.50 | 78,240 | 2011 | 2011 | 0 | 0 | 0 | 5.50 | 94.50 |

3 MORTUARY – 0% - 0 Heated Area: 960 HX Base Yr




24 N 13TH ST, FERNANDINA BEACH

| | | | |
|---|---|---|---|
| BLD DATE | 01/31/2018 KK | LGL DATE | |
| XF DATE | | LAND DATE | 01/31/2018 KK |
| INC DATE | | AG DATE | |

## NASSAU COUNTY PROPERTY

PAGE 2 of 4 2

### VALUATION SUMMARY

| | |
|---|---|
| VALUATION BY | STANDARD |
| Tax Group: 2 | Tax Dist: |
| BUILDING MARKET VALUE | 209,884 |
| TOTAL MARKET OB/XF VALUE | 36,806 |
| TOTAL LAND VALUE - MARKET | 167,146 |
| TOTAL MARKET VALUE | 413,836 |
| SOH/AGL Deduction | 38,516 |
| ASSESSED VALUE | 375,320 |
| TOTAL EXEMPTION VALUE | 0 |
| BASE TAXABLE VALUE | 375,320 |
| TOTAL JUST VALUE | 413,836 |
| NCON VALUE | 0 |
| INCOME VALUE | |
| PREVIOUS YEAR MKT VALUE | 349,920 |

| PERMIT NUM | DESCRIPTION | AMT | ISSUED |
|---|---|---|---|
| | | | |

## SALES DATA

| OFF RECORD Number | DATE | TYPE INST | Q / U | V / I | RSN CD | SALE PRICE |
|---|---|---|---|---|---|---|
| 2457/0275 | 4/26/2021 | WD | U | I | 11 | 100 |
| GRANTOR: NASSAU COUNTY | | | | | | |
| GRANTEE: HEARD JOHN H | | | | | | |
| 1706/1525 | 10/20/2010 | WD | U | I | 37 | 95,000 |
| GRANTOR: DAUGHERTY PHILLIP L | | | | | | |
| GRANTEE: HEARD LEASING LLC | | | | | | |

## BUILDING NOTES

## BUILDING DIMENSIONS

BAS=[YR=2011] W24 S40 E24 N40$.

## EXTRA FEATURES

| LN | 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 |
|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|
| 21 | 0400 | CONC CURB | 0 | 0 | 0 | 0 | 245.00 | LF | 15.00 | 15.00 | 100 | 2011 | 2011 | 3 | 95 | 3,491 | |
| 22 | 0810 | CONCRETE A | 0 | 0 | 0 | 0 | 207.00 | SF | 6.50 | 6.50 | 100 | 2011 | 2011 | 3 | 93 | 1,251 | |
| 23 | 0402 | CONC BUMPE | 0 | 0 | 0 | 0 | 8.00 | UT | 25.00 | 25.00 | 100 | 2011 | 2011 | 3 | 95 | 190 | |
| 24 | 0402 | CONC BUMPE | 0 | 0 | 0 | 0 | 16.00 | UT | 25.00 | 25.00 | 100 | 2008 | 2008 | 3 | 93 | 372 | |
| 25 | 0802 | ASPHALT B | 0 | 0 | 0 | 0 | 592.00 | SF | 2.40 | 2.40 | 100 | 2011 | 2011 | 3 | 70 | 995 | |
| 26 | 0810 | CONCRETE A | 0 | 0 | 16 | 8 | 128.00 | SF | 6.50 | 6.50 | 100 | 2011 | 2011 | 3 | 93 | 774 | |
| 27 | 0443 | STK FNC 6' | 0 | 0 | 0 | 0 | 23.00 | LF | 10.00 | 10.00 | 100 | 2008 | 2008 | 3 | 40 | 92 | |
| 28 | 0648 | LIGHTS-AV | 0 | 0 | 0 | 0 | 1.00 | UT | 140.00 | 140.00 | 100 | 2011 | 2011 | 3 | 55 | 77 | |
| 29 | 0463 | FENCE GATE | 0 | 0 | 0 | 0 | 1.00 | UT | 300.00 | 300.00 | 100 | 2008 | 2008 | 3 | 76 | 228 | |
| 30 | 0646 | LWN SPRK H | 0 | 0 | 0 | 0 | 3.00 | UT | 2.00 | 2.00 | 100 | 2011 | 2011 | 3 | 68 | 4 | |

TOTAL OB/XF 7,474

## LAND DESCRIPTION

| LN | USE CODE | CLS | LAND USE DESCRIPTION | CAP | RD | LOC ZONE | FRONT | DEPTH | TOT LND UTS | UNIT TYPE | DT | DPTH FACT | % COND | TOT ADJ | UNIT PRICE | ADJ UNIT PRICE | LAND VALUE | OTHER ADJUSTMENTS AND NOTES | YEAR | DENSITY | DECL | FRZ | YR | CONSRV |
|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|

REVIEW DATE 07/24/2018 BY DJA Total Acres: 0.00 Total Land Value: 167,146 Market: 0 Agricultural: 0 Common: 167,146 PRINTED 08/02/2023 BY SYS

LOTS K L M & N
IN OR 1706/1525 & OR 1704/407
ESMT PT OR 1683/1244

HEARD LEASING LLC
PO BOX 693
FERNANDINA BEACH, FL 32035-0693

**2023**

**00-00-31-1320-000K-0000**

## BUILDING CHARACTERISTICS

| ELEMENT | CD | CONSTRUCTION |
|---|---|---|
| Exterior Wall | 05 | AVERAGE 100 |
| Roof Structur | 04 | WOOD TRUSS 100 |
| Roof Cover | 12 | MODULAR MT 100 |
| Interior Wall | 05 | DRYWALL 100 |
| Interior Floo | 09 | PINE WOOD 100 |
| Ceiling | 02 | F.NOT SUS 100 |
| Air Condition | 03 | CENTRAL 100 |
| Heating Type | 03 | FORCED AIR 100 |
| Fixtures | | 3 100 |
| Frame | 02 | WOOD FRAME 100 |
| Story Height | | 10 100 |
| RMS | | 1 100 |
| Stories | 1. | 1. 100 |
| Units | | 0 100 |
| Occupancy | 00 | NONE 100 |
| Quality | 04 | Quality Level 04 |

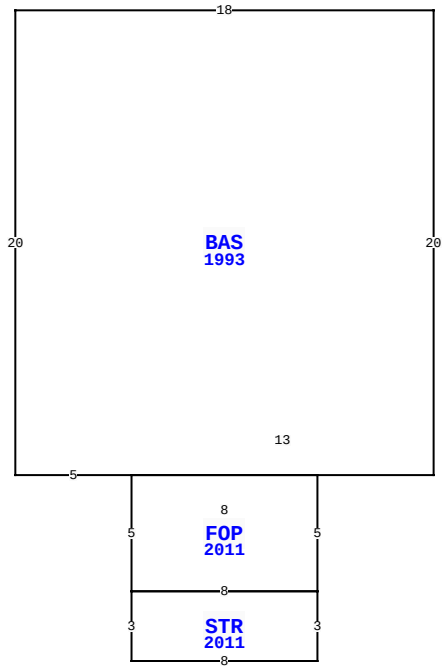
| | | | |
|---|---|---|---|
| DOR CODE | 7600 | MORTUARY/CEMETERY | |
| MAP NUM | | MKT AREA | 01 |
| NEIGHBORHOOD/LOC | 1010.00 | | |

| AREA TYPE | TOTAL GROSS AREA | PCT OF BASE | TOT ADJ AREA | SUBAREA MARKET VALUE |
|---|---|---|---|---|
| BAS | 360 | 100 | 360 | 24,989 |
| FOP | 40 | 30 | 12 | 833 |
| STR | 24 | 10 | 2 | 139 |
| TOTALS | 424 | | 374 | 25,961 |

## MARKET ADJUSTMENTS

| TYPE | MDL | EFF. AREA | TOT ADJ PTS | EFF. BASE RATE | REPL. COST NEW | AYB | EYB | ECON | FNCT | | NORM | % COND |
|---|---|---|---|---|---|---|---|---|---|---|---|---|
| 1701 | 04 | 374 | 98.7525 | 140.23 | 52,446 | 1935 | 1985 | 0 | 0 | 0 | 50.50 | 49.50 |

4 OFFICE 1&2 – 0% - 0 Heated Area: 360 HX Base Yr




24 N 13TH ST, FERNANDINA BEACH

| | | | |
|---|---|---|---|
| BLD DATE | 01/31/2018 KK | LGL DATE | |
| XF DATE | | LAND DATE | 01/31/2018 KK |
| INC DATE | | AG DATE | |

## NASSAU COUNTY PROPERTY

PAGE 3 of 4 2

### VALUATION SUMMARY

| | |
|---|---|
| VALUATION BY | STANDARD |
| Tax Group: 2 | Tax Dist: |
| BUILDING MARKET VALUE | 209,884 |
| TOTAL MARKET OB/XF VALUE | 36,806 |
| TOTAL LAND VALUE - MARKET | 167,146 |
| TOTAL MARKET VALUE | 413,836 |
| SOH/AGL Deduction | 38,516 |
| ASSESSED VALUE | 375,320 |
| TOTAL EXEMPTION VALUE | 0 |
| BASE TAXABLE VALUE | 375,320 |
| TOTAL JUST VALUE | 413,836 |
| NCON VALUE | 0 |
| INCOME VALUE | |
| PREVIOUS YEAR MKT VALUE | 349,920 |

| PERMIT NUM | DESCRIPTION | AMT | ISSUED |
|---|---|---|---|
| | | | |

## SALES DATA

| OFF RECORD Number | DATE | TYPE INST | Q / U | V / I | RSN CD | SALE PRICE |
|---|---|---|---|---|---|---|
| 2457/0275 | 4/26/2021 | WD | U | I | 11 | 100 |
| GRANTOR: NASSAU COUNTY | | | | | | |
| GRANTEE: HEARD JOHN H | | | | | | |
| 1706/1525 | 10/20/2010 | WD | U | I | 37 | 95,000 |
| GRANTOR: DAUGHERTY PHILLIP L | | | | | | |
| GRANTEE: HEARD LEASING LLC | | | | | | |

## BUILDING NOTES

## BUILDING DIMENSIONS

BAS=[YR=1993] W18 S20 E5 FOP=[YR=2011] S5 STR=[YR=2011] S3 E8 N3 W8$ E8 N5 W8$ E13 N20$.

## EXTRA FEATURES

| LN | 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 |
|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|
| 31 | 0443 | STK FNC 6' | 0 | 0 | 0 | 0 | 35.00 | LF | 10.00 | 10.00 | 100 | 2008 | 2008 | 3 | 40 | 140 | |
| 32 | 0463 | FENCE GATE | 0 | 0 | 0 | 0 | 1.00 | UT | 300.00 | 300.00 | 100 | 2008 | 2008 | 3 | 76 | 228 | |
| 33 | 0810 | CONCRETE A | 0 | 0 | 20 | 6 | 120.00 | SF | 6.50 | 6.50 | 100 | 2008 | 2008 | 3 | 90 | 702 | |
| 34 | 6001 | ROLLUP DR | 0 | 0 | 0 | 0 | 1.00 | UT | 400.00 | 400.00 | 100 | 2011 | 2011 | 3 | 55 | 220 | |
| 35 | 0978 | SECURTY LT | 0 | 0 | 0 | 0 | 1.00 | UT | 450.00 | 450.00 | 100 | 2011 | 2011 | 3 | 83 | 374 | |
| 36 | 0097 | AWNING CN | 0 | 0 | 0 | 0 | 3.00 | SF | 65.00 | 65.00 | 100 | 2011 | 2011 | 3 | 68 | 133 | |
| 37 | 0473 | VF 3 RAIL | 0 | 0 | 0 | 0 | 238.00 | LF | 7.50 | 7.50 | 100 | 2009 | 2009 | 3 | 78 | 1,392 | |
| 38 | 1128 | BRICK 12" | 0 | 0 | 0 | 0 | 8.00 | SF | 14.00 | 14.00 | 100 | 2009 | 2009 | 3 | 98 | 110 | |
| 39 | 0810 | CONCRETE A | 0 | 0 | 14 | 16 | 224.00 | SF | 6.50 | 6.50 | 100 | 1990 | 1990 | 3 | 62 | 903 | |
| 40 | 1242 | WD DECK A | 0 | 0 | 16 | 7 | 112.00 | SF | 10.00 | 10.00 | 100 | 1990 | 1990 | 3 | 20 | 224 | |

TOTAL OB/XF 4,426

## LAND DESCRIPTION

| LN | USE CODE | CLS | LAND USE DESCRIPTION | CAP | RD | LOC ZONE | FRONT | DEPTH | TOT LND UTS | UNIT TYPE | DT | DPTH FACT | % COND | TOT ADJ | UNIT PRICE | ADJ UNIT PRICE | LAND VALUE | OTHER ADJUSTMENTS AND NOTES | YEAR | DENSITY | DECL | FRZ | YR | CONSRV |
|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|

REVIEW DATE 07/24/2018 BY DJA Total Acres: 0.00 Total Land Value: 167,146 Market: 0 Agricultural: 0 Common: 167,146 PRINTED 08/02/2023 BY SYS

LOTS K L M & N
IN OR 1706/1525 & OR 1704/407
ESMT PT OR 1683/1244

HEARD LEASING LLC
PO BOX 693
FERNANDINA BEACH, FL 32035-0693

**2023**

**00-00-31-1320-000K-0000**

## NASSAU COUNTY PROPERTY



### BUILDING CHARACTERISTICS

| ELEMENT | CD | CONSTRUCTION |
|---|---|---|
| | | |

| | | | |
|---|---|---|---|
| DOR CODE | 7600 | MORTUARY/CEMETERY | |
| MAP NUM | | MKT AREA | 01 |
| NEIGHBORHOOD/LOC | 1010.00 | | |

| AREA TYPE | TOTAL GROSS AREA | PCT OF BASE | TOT ADJ AREA | SUBAREA MARKET VALUE |
|---|---|---|---|---|
| TOTALS | | | | |

### MARKET ADJUSTMENTS

| TYPE | MDL | EFF. AREA | TOT ADJ PTS | EFF. BASE RATE | REPL. COST NEW | AYB | EYB | ECON | FNCT | | NORM | % COND |
|---|---|---|---|---|---|---|---|---|---|---|---|---|
| | | | | | | | | | | | | |

| | | | |
|---|---|---|---|
| BLD DATE | 01/31/2018 | KK | LGL DATE |
| XF DATE | | | LAND DATE 01/31/2018 KK |
| INC DATE | | | AG DATE |

### VALUATION SUMMARY

| | |
|---|---|
| VALUATION BY | STANDARD |
| Tax Group: 2 | Tax Dist: |
| BUILDING MARKET VALUE | 209,884 |
| TOTAL MARKET OB/XF VALUE | 36,806 |
| TOTAL LAND VALUE - MARKET | 167,146 |
| TOTAL MARKET VALUE | 413,836 |
| SOH/AGL Deduction | 38,516 |
| ASSESSED VALUE | 375,320 |
| TOTAL EXEMPTION VALUE | 0 |
| BASE TAXABLE VALUE | 375,320 |
| TOTAL JUST VALUE | 413,836 |
| NCON VALUE | 0 |
| INCOME VALUE | |
| PREVIOUS YEAR MKT VALUE | 349,920 |

| PERMIT NUM | DESCRIPTION | AMT | ISSUED |
|---|---|---|---|
| | | | |

### SALES DATA

| OFF RECORD Number | DATE | TYPE INST | Q U / | V I / | RSN CD | SALE PRICE |
|---|---|---|---|---|---|---|
| 2457/0275 | 4/26/2021 | WD | U | I | 11 | 100 |
| GRANTOR: NASSAU COUNTY | | | | | | |
| GRANTEE: HEARD JOHN H | | | | | | |
| 1706/1525 | 10/20/2010 | WD | U | I | 37 | 95,000 |
| GRANTOR: DAUGHERTY PHILLIP L | | | | | | |
| GRANTEE: HEARD LEASING LLC | | | | | | |

### BUILDING NOTES

### BUILDING DIMENSIONS

### EXTRA FEATURES

| LN | 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 |
|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|
| 41 | 0479 | VF PICKET | 0 | 0 | 0 | 0 | 98.00 | LF | 5.00 | 5.00 | 100 | 1990 | 1990 | 3 | 28 | 137 | |
| 42 | 1242 | WD DECK A | 0 | 0 | 7 | 4 | 28.00 | SF | 10.00 | 10.00 | 100 | 2011 | 2011 | 3 | 55 | 154 | |
| 43 | 0351 | CARPORT MT | 0 | 0 | 20 | 12 | 240.00 | SF | 10.00 | 10.00 | 100 | 2013 | 2013 | 3 | 65 | 1,560 | |

### LAND DESCRIPTION

TOTAL OB/XF 1,851

| LN | USE CODE | CLS | LAND USE DESCRIPTION | CAP | RD | LOC ZONE | FRONT | DEPTH | TOT LND UTS | UNIT TYPE | DT | DPTH FACT | % COND | TOT ADJ | UNIT PRICE | ADJ UNIT PRICE | LAND VALUE | OTHER ADJUSTMENTS AND NOTES | YEAR | DENSITY | DECL | FRZ | YR | CONSRV |
|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|

REVIEW DATE 07/24/2018 BY DJA Total Acres: 0.00 Total Land Value: 167,146 Market: 0 Agricultural: 0 Common: 167,146 PRINTED 08/02/2023 BY SYS