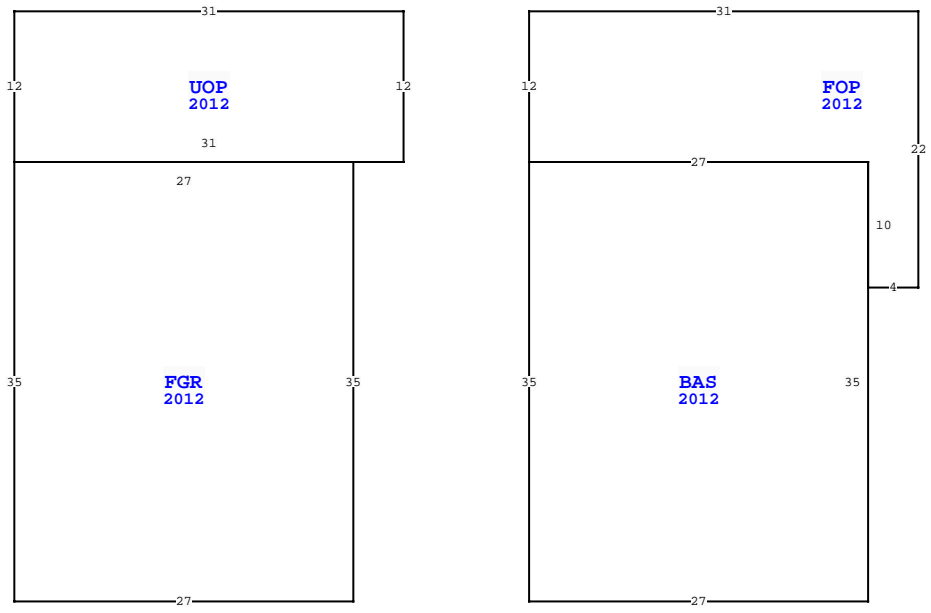


BUILDING CHARACTERISTICS	
ELEMENT	CD CONSTRUCTION
Exterior Wall	10 ABOVE AVG 100
Roof Structur	03 GABLE/HIP 100
Roof Cover	12 MODULAR MT 100
Interior Wall	05 DRYWALL 100
Interior Floor	12 HARDWOOD 100
Air Condition	03 CENTRAL 100
Heating Type	04 AIR DUCTED 100
Bedrooms	1 100
Bathrooms	2 100
Frame	02 WOOD FRAME 100
Stories	2. 2. 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	
0900	01	1,663	119.0000	141.31	234,999	2012	2012	0	0	4.50	95.50	
1 SNGL FAM - 100% - 2020 Heated Area: 945 HX Base Yr 2020												



Quality	03 Quality Level 03			
DOR CODE	0100 SINGLE FAMILY			
MAP NUM	MKT AREA 01			
NEIGHBORHOOD/LOC	1041.0100			
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	945	100	945	127,529
FGR	945	55	520	70,174
FOP	412	30	124	16,734
UOP	372	20	74	9,986
TOTALS	2,674		1,663	224,424

NASSAU COUNTY PROPERTY			PAGE 1 of 1
VALUATION SUMMARY			2
VALUATION BY			STANDARD
Tax Group: 2		Tax Dist:	
BUILDING MARKET VALUE			224,424
TOTAL MARKET OB/XF VALUE			8,628
TOTAL LAND VALUE - MARKET			250,000
TOTAL MARKET VALUE			483,052
SOH/AGL Deduction			122,475
ASSESSED VALUE			360,577
TOTAL EXEMPTION VALUE	HX HB		50,000
BASE TAXABLE VALUE			310,577
TOTAL JUST VALUE			483,052
NCON VALUE			0
INCOME VALUE			
PREVIOUS YEAR MKT VALUE			400,873

PERMIT NUM	DESCRIPTION	AMT	ISSUED
20120872	4'-6' WOOD FENCE	0	05/15/2012
20112291	NEW CONSTR	158,000	12/28/2011

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2328/1609	12/30/2019	WD	Q	I	01	416,000
GRANTOR: VENIERIS GEORGE REV L						
GRANTEE: MASTIN WENDELL C &						
1761/0631	10/11/2011	WD	Q	V	02	83,000
GRANTOR: COURSON CHARLES A TRU						
GRANTEE: VENIERIS GEORGE TRU						

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
1	0810	CONCRETE A	0	100	48	27		1,296.00	SF	6.50				7,919	
2	0810	CONCRETE A	0	100	29	4		116.00	SF	6.50				709	

438 TARPON AVE, FERNANDINA BEACH												
BLD DATE		LGL DATE										
XF DATE		LAND DATE										
INC DATE		AG DATE										

BUILDING NOTES												

BUILDING DIMENSIONS												
UOP=[YR=2012] W31S12 FGR=[YR=2012] S35E27 N35W27\$ E31N12\$ PTR=E10 FOP=[YR=2012] S12 BAS=[YR=2012] S35E27N35 W27\$ E27S10E4N22W31\$ W10\$.												

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	100	0006	R-2	50.00	100.00	50.00	FF		1.00	1.00	1.00	5,000.00	5,000.00	250,000								