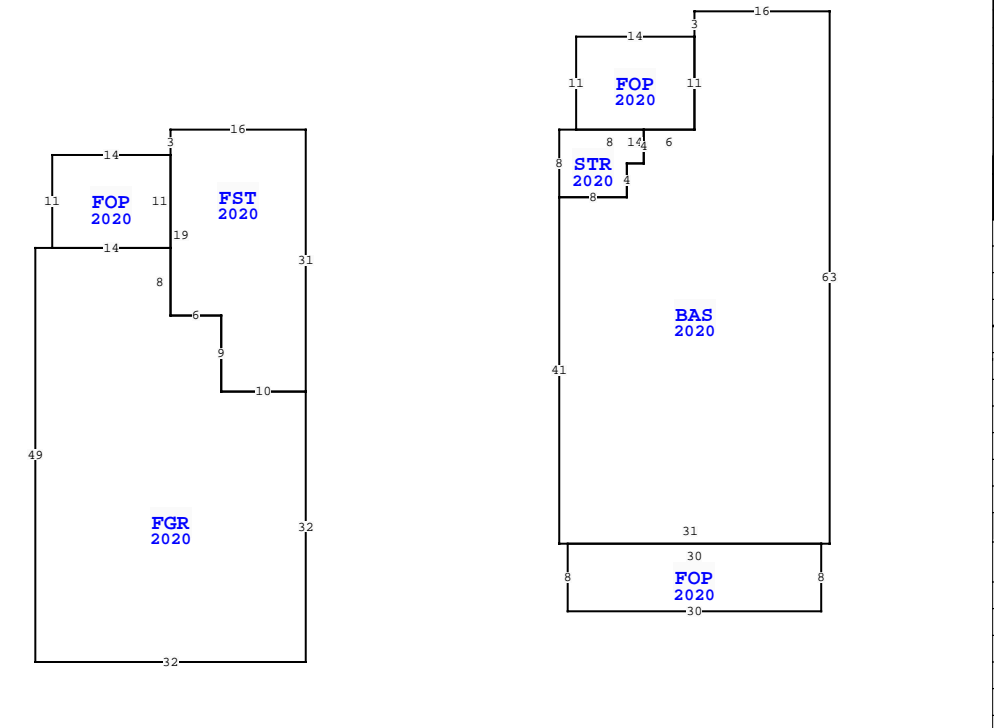


BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	10	ABOVE AVG 50
Exterior Wall	17	CB STUCCO 50
Roof Structure	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floor	11	CLAY TILE 70
Interior Floor	14	CARPET 30
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		3 100
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	2,876	113.3640	134.62	387,167	2020	2020	0	0	0	0.75	99.25



Quality	03	Quality Level 03
DOR CODE	0100	SINGLE FAMILY
MAP NUM		MKT AREA 01
NEIGHBORHOOD/LOC	1043.00	
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE
BAS	1,720	100
FGR	1,350	55
FOP	154	30
FOP	154	30
FOP	240	30
FST	442	55
STR	72	10
TOTALS	4,132	2,876

2981 1ST AV, FERNANDINA BEACH

BLD DATE	LGL DATE
XF DATE	LAND DATE
INC DATE	AG DATE

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
1	0855	CONC PAVER	0	100	0	0	10.00	10.00	100	2020	2020	3 99

NASSAU COUNTY PROPERTY			
VALUATION SUMMARY			PAGE 1 of 1
VALUATION BY			STANDARD
Tax Group: 2	Tax Dist:		
BUILDING MARKET VALUE			384,263
TOTAL MARKET OB/XF VALUE			11,741
TOTAL LAND VALUE - MARKET			300,000
TOTAL MARKET VALUE			696,004
SOH/AGL Deduction			1,624
ASSESSED VALUE			694,380
TOTAL EXEMPTION VALUE	HX HB		50,000
BASE TAXABLE VALUE			644,380
TOTAL JUST VALUE			696,004
NCON VALUE			0
INCOME VALUE			
PREVIOUS YEAR MKT VALUE			674,155

PERMIT NUM	DESCRIPTION	AMT	ISSUED
20190253	NEW CONSTR	0	05/01/2019

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1792/0716	5/03/2012	WD	U	V	30	61,200

GRANTOR: SCOTT MARGARET P ETAL
GRANTEE: PIKULA JAMES STEWAR
1503/1385 6/06/2007 QC U V 01 100
GRANTOR: PIKULA JANINA M
GRANTEE: SCOTT MARGARET P ET

BUILDING NOTES												
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BUILDING DIMENSIONS												
FST=[YR=2020] W16 S3 FOP=[YR=2020] W14 S11 FGR=[YR=2020] W2 S49 E32 N32 W10 N9 W6 N8 W14 \$ E14 N11 \$ S19 E6 S9 E10 N31 \$ PTR= E30 STR=[YR=2020] E2 FOP=[YR=2020] N11 E14 BAS=[YR=2020] N3 E16 S63 W1 FOP=[YR=2020] S8 W30 N8 E30 \$ W31 N41 E8 N4 E2 N4 E6 N11\$ S11 W14 \$ E8 S4 W2 S4 W8 N8 \$ W30 \$.												

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	000000	C	VAC RES	100			75.00	170.00	75.00	FF		1.00	1.00	1.00	4,000.00	4,000.00	300,000								