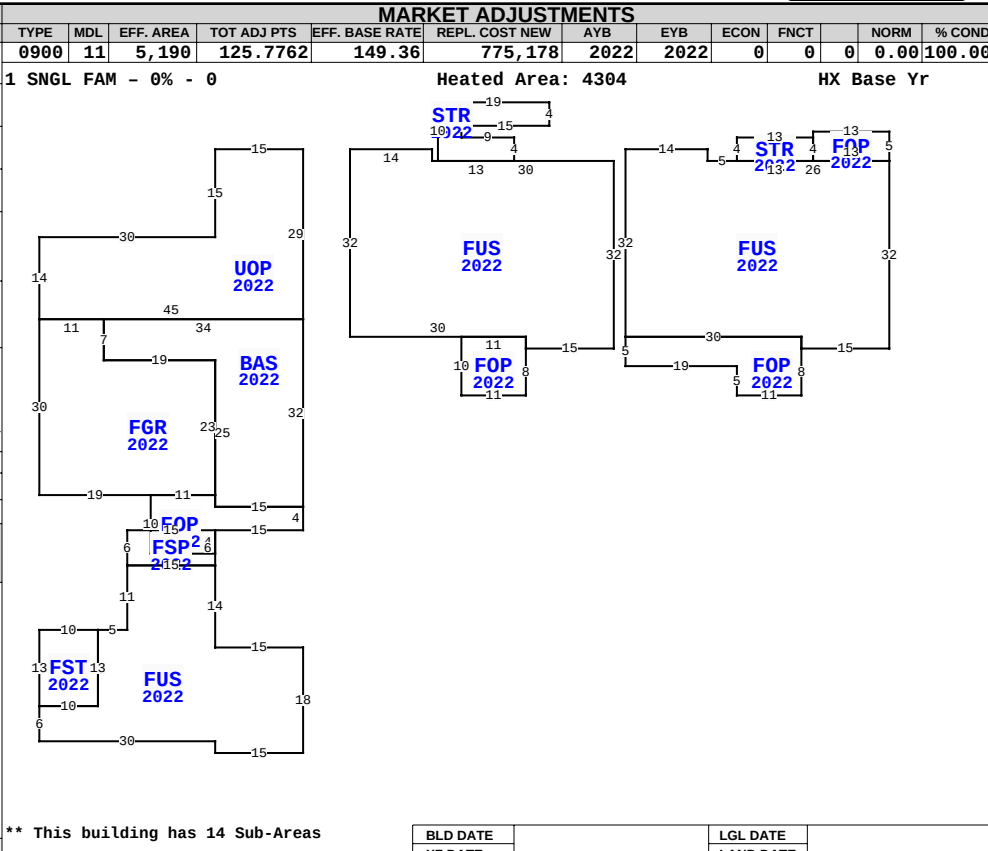




BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	10	ABOVE AVG 100
Roof Structure	04	WOOD TRUSS 100
Roof Cover	12	MODULAR MT 100
Interior Wall	05	DRYWALL 100
Interior Floor	13	LVT/LAMMT 80
Interior Floor	11	CLAY TILE 20
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		4 100
Bathrooms		4 100
Frame	03	MASONRY 100
Stories	4.	4. 100
Units		0 100

Quality	01	Quality Level 01
DOR CODE	0100	SINGLE FAMILY
MAP NUM		MKT AREA
		01

NEIGHBORHOOD/LOC 1025.0100				
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	613	100	613	91,558
FGR	767	55	422	63,030
FOP	65	30	20	2,987
FOP	110	30	33	4,929
FOP	170	30	51	7,617
FOP	205	30	62	9,260
FSP	90	40	36	5,377
FST	130	55	72	10,754
FUS	875	100	875	130,690
FUS	1,408	100	1,408	210,299
TOTALS	6,884		5,190	775,178



2729 SEA ISLAND TRC, FERNANDINA BEACH														XF DATE		LAND DATE	
														INC DATE		AG DATE	
UNITS	UT	Adj R	ADJ UNIT PRICE	ORIG COND	YEAR ON	YEAR ACTUAL	Q	% COND	OB/XF MKT VALUE	NOTES							
645.00	SF	10.00	10.00	100	2022	2022	3	100	6,450								
450.00	SF	85.00	85.00	100	2022	2022	3	100	38,250								
1.00	UT	2,000.00	2,000.00	100	2022	2022	3	100	2,000								
432.00	SF	10.00	10.00	100	2022	2022	3	100	4,320								
1.00	UT	300.00	300.00	100	2022	2022	3	100	300								
1.00	UT	5,000.00	5,000.00	100	2022	2022	3	100	5,000								
1.00	UT	10,000.00	10,000.00	100	2022	2022	3	100	10,000								
1.00	UT	2,000.00	2,000.00	100	2022	2022	3	100	2,000								

LAND DESCRIPTION										TOTAL OB/XF							68,320	
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPTH FACT	% COND	TOT ADJ	UNIT PRICE	ADJ UNIT PRICE	L VA	
1	000100	C	SFR	0			0.00	0.00	1.00	LT		1.00	1.00	1.20	275,000.00	330,000.00		
			</															

NASSAU COUNTY PROPERTY			
VALUATION SUMMARY			PAGE 1 of 1
VALUATION BY		STANDARD	
Tax Group: 2		Tax Dist:	
BUILDING MARKET VALUE		775,178	
TOTAL MARKET OB/XF VALUE		68,320	
TOTAL LAND VALUE - MARKET		330,000	
TOTAL MARKET VALUE		1,173,498	
SOH/AGL Deduction		97,075	
ASSESSED VALUE		1,076,423	
TOTAL EXEMPTION VALUE		0	
BASE TAXABLE VALUE		1,076,423	
TOTAL JUST VALUE		1,173,498	
NCON VALUE		843,498	
INCOME VALUE			
PREVIOUS YEAR MKT VALUE		288,000	

PERMIT NUM	DESCRIPTION	AMT	ISSUED
20200064	SWIM POOL	40,000	04/28/2020
20200172	NEW CONSTR	579,707	04/27/2020

SALES DATA					
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD
2294/0335	7/29/2019	SW	U	V	37
GRANTOR: ISLANDS CLUB AMELIA L					
GRANTEE: D S WARE HOMES LLC					
2294/0293	7/29/2019	WD	Q	I	01
GRANTOR: D S WARE HOMES LLC					
GRANTEE: DALEY LISA A					

BUILDING NOTES													
BUILDING DIMENSIONS													
UOP=[YR=2022] W15 S15 W30 S14 FGR=[YR=2022] S30 E19 FOP=[YR=2022] S10 E11 N4 E15 N4 BAS=[YR=2022] N32 W34 S7 E19 S25 E15\$ W15 N2 W11\$ E11 N23 W19 N7 W11\$ E45 N29\$ PTR=E8 FUS=[YR=2022] E14 S2 E1 STR=[YR=2022] N10 E19 S4 W15 S2 E9 S4 W13\$ E30 S32 W15 FOP=[YR=2022] S8 W11 N10 E11 S2\$ N2 W30 N32\$ W8 \$ PTR=E55 FUS=[YR=2022] E14 S2 E5 STR=[YR=2022] N4E13 FOP=[YR=2022] N1E13S5 W13N4\$ S4 W13\$ E26 S32W15 FOP=[YR=2022] S8W11N5W19N5 E30S2\$ N2 W30N32\$ W55\$ PTR=S85 FUS=[YR=2022] W15N14FSP=[YR=2022] N6W15S6 E15\$ W15 S11W5 FST=[YR=2022] W10S13 E10N13\$ S13W10S6E30S2E15 N18\$ N85\$.													