

BLOCK 7 LOT 3  
IN OR 2150/392  
OCEAN CITY N PB 2/38

SCHRIEVER DR PAUL & AMY  
855 S FLETCHER AV  
FERNANDINA BEACH, FL 32034

2023

00-00-31-1520-0007-0030



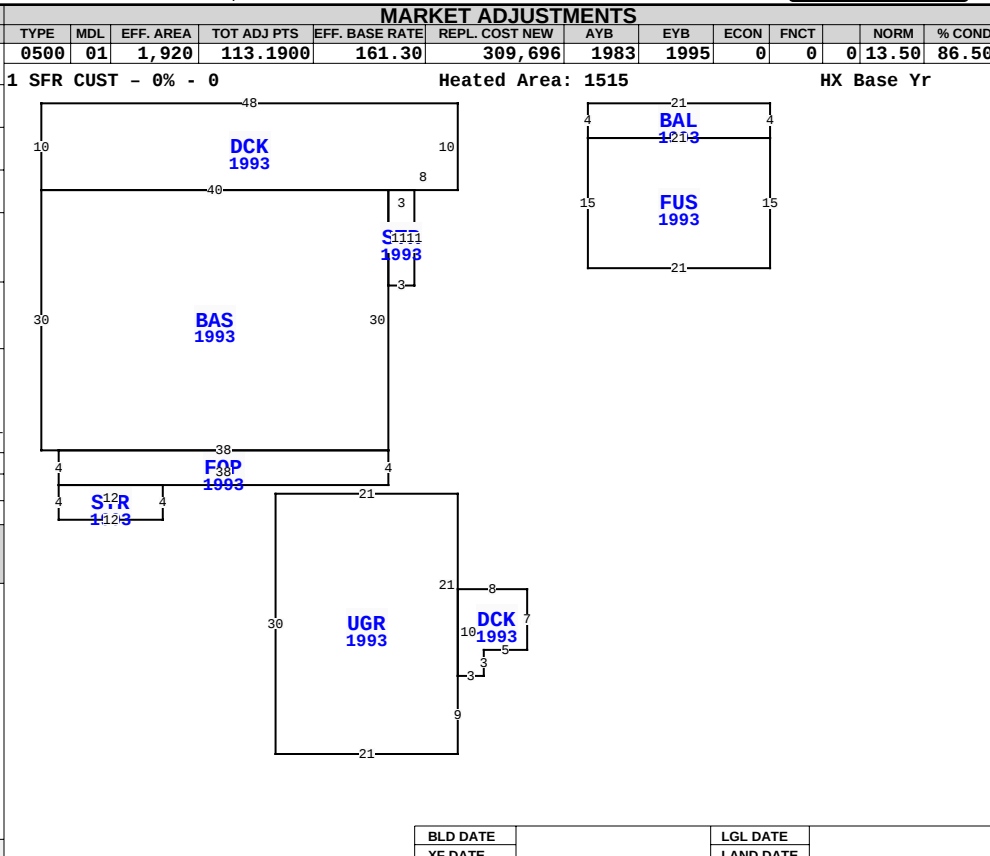
| BUILDING CHARACTERISTICS |    |                |
|--------------------------|----|----------------|
| ELEMENT                  | CD | CONSTRUCTION   |
| Exterior Wall            | 16 | WD FR STUC 100 |
| Roof Structur            | 03 | GABLE/HIP 100  |
| Roof Cover               | 03 | COMP SHNGL 100 |
| Interior Wall            | 05 | DRYWALL 100    |
| Interior Floo            | 14 | CARPET 70      |
| Interior Floo            | 08 | SHT VINYL 30   |
| Air Condition            | 03 | CENTRAL 100    |
| Heating Type             | 04 | AIR DUCTED 100 |
| Bedrooms                 |    | 3 100          |
| Bathrooms                |    | 2 100          |
| Frame                    | 07 | SPECIAL 100    |
| Stories                  | 2. | 2. 100         |
| Units                    |    | 0 100          |
| BUD8 Adjustme            | 02 | DIST FB 100    |
| Occupancy                | 00 | NONE 100       |

|                  |         |                  |
|------------------|---------|------------------|
| Quality          | 04      | Quality Level 04 |
| DOR CODE         | 0100    | SINGLE FAMILY    |
| MAP NUM          |         | MKT AREA 01      |
| NEIGHBORHOOD/LOC | 1051.00 |                  |

| AREA TYPE | TOTAL GROSS AREA | PCT OF BASE | TOT ADJ AREA | SUBAREA MARKET VALUE |
|-----------|------------------|-------------|--------------|----------------------|
| BAL       | 84               | 15          | 13           | 1,814                |
| BAS       | 1,200            | 100         | 1,200        | 167,429              |
| CDK       | 65               | 10          | 6            | 837                  |
| CDK       | 480              | 10          | 48           | 6,697                |
| FOP       | 152              | 30          | 46           | 6,418                |
| FUS       | 315              | 100         | 315          | 43,951               |
| STR       | 33               | 10          | 3            | 419                  |
| STR       | 48               | 10          | 5            | 698                  |
| UGR       | 630              | 45          | 284          | 39,625               |
| TOTALS    | 3,007            |             | 1,920        | 267,887              |

| EXTRA FEATURES |            |             |         |   |    |       |    |       |                |           |         |
|----------------|------------|-------------|---------|---|----|-------|----|-------|----------------|-----------|---------|
| L N            | OB/XF CODE | DESCRIPTION | BLD CAP | L | W  | UNITS | UT | Adj R | ADJ UNIT PRICE | ORIG COND | YEAR ON |
| 1              | 0810       | CONCRETE A  | 0       | 0 | 21 | 26    |    |       | 6.50           | 100       | 1986    |
| 2              | 0462       | ST/AL FNC   | 0       | 0 | 0  | 0     |    |       | 10.00          | 100       | 2014    |

| LAND DESCRIPTION |          |     |                      |     |      |          |       |       |             |           |     |
|------------------|----------|-----|----------------------|-----|------|----------|-------|-------|-------------|-----------|-----|
| L N              | USE CODE | CLS | LAND USE DESCRIPTION | CAP | R D  | LOC ZONE | FRONT | DEPTH | TOT LND UTS | UNIT TYPE | D T |
| 1                | 000120   | C   | SFR OCN FT           | 0   | 0006 | R-1      | 75.00 | 68.00 | 75.00       | FF        |     |



| TOTAL OB/XF |  |  |  |  |  |  |  |  |  |  |  |
|-------------|--|--|--|--|--|--|--|--|--|--|--|
| 9,099       |  |  |  |  |  |  |  |  |  |  |  |

| TOTAL OB/XF |  |  |  |  |  |  |  |  |  |  |  |
|-------------|--|--|--|--|--|--|--|--|--|--|--|
| 9,099       |  |  |  |  |  |  |  |  |  |  |  |

| NASSAU COUNTY PROPERTY    |  |  |  |  |  |           |  |  |  |  |  |
|---------------------------|--|--|--|--|--|-----------|--|--|--|--|--|
| PAGE 1 of 1               |  |  |  |  |  |           |  |  |  |  |  |
| VALUATION BY              |  |  |  |  |  | STANDARD  |  |  |  |  |  |
| Tax Group: 2              |  |  |  |  |  | Tax Dist: |  |  |  |  |  |
| BUILDING MARKET VALUE     |  |  |  |  |  | 267,887   |  |  |  |  |  |
| TOTAL MARKET OB/XF VALUE  |  |  |  |  |  | 9,099     |  |  |  |  |  |
| TOTAL LAND VALUE - MARKET |  |  |  |  |  | 1,125,000 |  |  |  |  |  |
| TOTAL MARKET VALUE        |  |  |  |  |  | 1,401,986 |  |  |  |  |  |
| SOH/AGL Deduction         |  |  |  |  |  | 350,217   |  |  |  |  |  |
| ASSESSED VALUE            |  |  |  |  |  | 1,051,769 |  |  |  |  |  |
| TOTAL EXEMPTION VALUE     |  |  |  |  |  | 0         |  |  |  |  |  |
| BASE TAXABLE VALUE        |  |  |  |  |  | 1,051,769 |  |  |  |  |  |
| TOTAL JUST VALUE          |  |  |  |  |  | 1,401,986 |  |  |  |  |  |
| NCON VALUE                |  |  |  |  |  | 0         |  |  |  |  |  |
| INCOME VALUE              |  |  |  |  |  |           |  |  |  |  |  |
| PREVIOUS YEAR MKT VALUE   |  |  |  |  |  | 1,407,291 |  |  |  |  |  |

| PERMIT NUM | DESCRIPTION | AMT    | ISSUED     |
|------------|-------------|--------|------------|
| 20081595   | REMODEL     | 9,500  | 10/21/2008 |
| 20080850   | H/AC        | 3,500  | 05/19/2008 |
| 2004396    | REPAIR/RRF  | 2,000  | 11/21/2000 |
| 20004267   | REPAIR/RRF  | 18,000 | 10/31/2000 |
| 3542B      | N/A         | 3,600  | 12/01/1985 |

| SALES DATA                     |            |              |        |        |           |               |
|--------------------------------|------------|--------------|--------|--------|-----------|---------------|
| OFF RECORD<br>Number           | DATE       | TYPE<br>INST | Q<br>U | V<br>I | RSN<br>CD | SALE<br>PRICE |
| 2150/0392                      | 10/04/2017 | WD           | Q      | I      | 01        | 903,000       |
| GRANTOR: RUSSELL JERRY L & LYN |            |              |        |        |           |               |
| GRANTEE: SCHRIEVER DR PAUL &   |            |              |        |        |           |               |
| 1518/0964                      | 8/10/2007  | WD           | Q      | I      |           | 975,000       |
| GRANTOR: LAUGHINGHOUSE TERRY   |            |              |        |        |           |               |
| GRANTEE: RUSSELL JERRY L & L   |            |              |        |        |           |               |

| BUILDING NOTES |  |  |  |  |  |  |  |  |  |  |  |
|----------------|--|--|--|--|--|--|--|--|--|--|--|
|----------------|--|--|--|--|--|--|--|--|--|--|--|

| BUILDING DIMENSIONS                                                                                                                                                                                                                                                                                                                            |  |  |  |  |  |  |  |  |  |  |  |
|------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|--|--|--|--|--|--|--|--|--|--|--|
| CDK=[YR=1993] W48 S10 BAS=[YR=1993] S30 E2 FOP=[YR=1993] S4 STR=[YR=1993] S4 E12 N4 W12 \$ E38 N4 W38 \$ E38 N30 W40 \$ E40 STR=[YR=1993] S11 E3 N11 W3 \$ E8 N10 \$ PTR= E15 BAL=[YR=1993] E21 S4 FUS=[YR=1993] S15 W21 N15 E21 \$ W21 N4 \$ W15 \$ PTR= S45 UGR=[YR=1993] W21 S30 E21 N9 CDK=[YR=1993] E3 N3 E5 N7 W8 S10 \$ N21 \$ N45 \$ . |  |  |  |  |  |  |  |  |  |  |  |