



BUILDING CHARACTERISTICS				
ELEMENT	CD	CONSTRUCTION		
Exterior Wall	16	WD FR STUC 70		
Exterior Wall	23	REINF CONC 30		
Roof Structure	08	IRREGULAR 100		
Roof Cover	03	COMP SHNGL 100		
Interior Wall	05	DRYWALL 100		
Interior Floor	14	CARPET 70		
Interior Floor	15	HARDTILE 30		
Air Condition	03	CENTRAL 100		
Heating Type	04	AIR DUCTED 100		
Bedrooms		4 100		
Bathrooms		3.5 100		
Frame	02	WOOD FRAME 100		
Stories	1.5	1.5 100		
Units		0 100		
Occupancy	00	NONE 100		
Quality	05	Quality Level 05		
DOR CODE	0100	SINGLE FAMILY		
MAP NUM		MKT AREA		01
NEIGHBORHOOD/LOC	1081.00			
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,416	100	1,416	189,122
FGR	462	55	254	33,924
FOP	38	30	11	1,470
FSP	320	40	128	17,095
FUS	893	100	893	119,269
STP	16	10	2	267
TOTALS	3,145		2,704	361,149

MARKET ADJUSTMENTS											
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
0900	01	2,704	125.6640	149.23	403,518	2001	2001	0	0	0 10.50	89.50
1 SNGL FAM - 100% - 2021					Heated Area: 2309			HX Base Yr 2021			
The floor plan diagram illustrates a building layout with several distinct areas and their dimensions. The areas are labeled as follows: BAS 2001: A large rectangular area on the left side, with a width of 24 and a height of 36. It is connected to a vertical section of width 16 and height 20. FSP 2014: A small rectangular area at the top center, with a width of 4 and a height of 4. It is connected to a vertical section of width 16 and height 20. FOP 2001: A small rectangular area at the bottom left, with a width of 4 and a height of 4. It is connected to a vertical section of width 16 and height 20. FGR 2001: A rectangular area at the bottom center, with a width of 21 and a height of 22. It is connected to a vertical section of width 16 and height 20. FUS 2001: A rectangular area on the right side, with a width of 25 and a height of 18. It is connected to a vertical section of width 16 and height 20. Dimensions are provided for various sections of the building, including wall thicknesses and room widths. The overall layout is a complex arrangement of rectangles and lines, with dimensions indicating the size of each section.											
BLD DATE					LGL DATE						
XF DATE					LAND DATE						

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NASSAU COUNTY PROPERTY				PAGE 1 of 2		2
VALUATION SUMMARY						
VALUATION BY				STANDARD		
Tax Group: 2				Tax Dist:		
BUILDING MARKET VALUE				361,149		
TOTAL MARKET OB/XF VALUE				9,793		
TOTAL LAND VALUE - MARKET				185,000		
TOTAL MARKET VALUE				555,942		
SOH/AGL Deduction				111,661		
ASSESSED VALUE				444,281		
TOTAL EXEMPTION VALUE				HX HB	50,000	
BASE TAXABLE VALUE				394,281		
TOTAL JUST VALUE				555,942		
NCON VALUE				0		
INCOME VALUE						
PREVIOUS YEAR MKT VALUE				562,785		

EXTRA FEATURES											
L N	OB/XF CODE	DESCRIPTION	BLD CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE	ORIG COND	YEAR ON
1	0500	FP-PRE FAB	0 100	0	0	1.00	UT	3,500.00	3,500.00	100	2001
2	0819	CONC 12"	0 100	5	5	25.00	SF	9.50	9.50	100	2001
3	0810	CONCRETE A	0 100	25	3	75.00	SF	6.50	6.50	100	2001
4	0810	CONCRETE A	0 100	38	16	608.00	SF	6.50	6.50	100	2001
5	1242	WD DECK A	0 100	7	4	28.00	SF	15.00	15.00	100	2001
6	0810	CONCRETE A	0 100	3	3	9.00	SF	6.50	6.50	100	2001
7	0810	CONCRETE A	0 100	38	3	114.00	SF	6.50	6.50	100	2002
8	0810	CONCRETE A	0 100	26	3	78.00	SF	6.50	6.50	100	2002
9	0810	CONCRETE A	0 100	24	11	264.00	SF	6.50	6.50	100	2002
10	0819	CONC 12"	0 100	11	3	33.00	SF	9.50	9.50	100	2002

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	000100	C	SFR	100	0003	PUD	0.00	0.00	1.00	LT	
TOTAL OB/XF 9,698											
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T
1	000100	C	SFR	100	0003	PUD	0.00	0.00	1.00	LT	
TOTAL OB/XF 9,698											
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T
1	000100	C	SFR	100	0003	PUD	0.00	0.00	1.00	LT	

HOWELL FAMILY TRUST/HOWELL ROBERT E TRUSTEE
2602 PORTSIDE DRIVE
FERNANDINA BEACH, FL 32034

00-00-31-152C-0064-0000

REVIEW DATE 07/13/2018 BY DJX Total Acres: 0.00 Total Land Value: 185,000 Market: 0 Agricultural: 0 Common: 185,000 PRINTED 08/02/2023 BY SYS