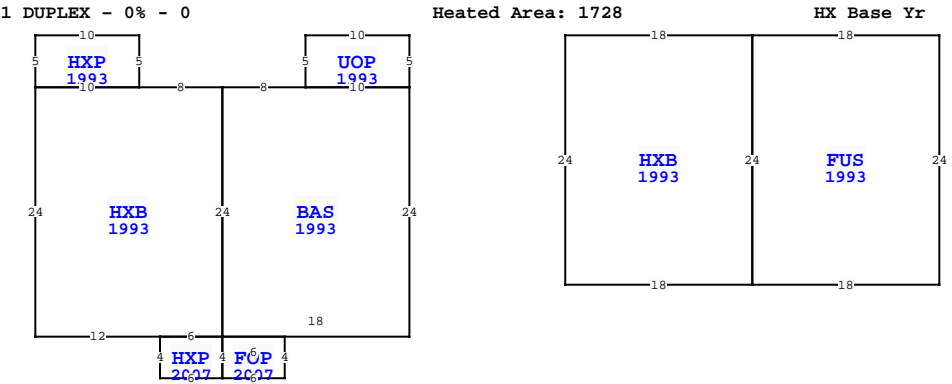


BUILDING CHARACTERISTICS	
ELEMENT	CD CONSTRUCTION
Exterior Wall	05 AVERAGE 100
Roof Structur	03 GABLE/HIP 100
Roof Cover	03 COMP SHNGL 100
Interior Wall	05 DRYWALL 100
Interior Floo	14 CARPET 100
Air Condition	03 CENTRAL 100
Heating Type	04 AIR DUCTED 100
Bedrooms	4 100
Bathrooms	2 100
Frame	02 WOOD FRAME 100
Stories	2. 2. 100
Units	0 100
BUD8 Adjustme	02 DIST FB 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			
2700	01	1,767	107.0000	127.60	225,469	1986	2006	0	0	7.50	92.50			

NASSAU COUNTY PROPERTY		PAGE 1 of 1	2
VALUATION SUMMARY			
VALUATION BY			STANDARD
Tax Group: 2	Tax Dist:		
BUILDING MARKET VALUE			208,559
TOTAL MARKET OB/XF VALUE			2,671
TOTAL LAND VALUE - MARKET			175,000
TOTAL MARKET VALUE			386,230
SOH/AGL Deduction			25,660
ASSESSED VALUE			360,570
TOTAL EXEMPTION VALUE			0
BASE TAXABLE VALUE			360,570
TOTAL JUST VALUE			386,230
NCON VALUE			0
INCOME VALUE			
PREVIOUS YEAR MKT VALUE			327,791



Quality	03 Quality Level 03			
DOR CODE	0800MULTI-FAMILY			
MAP NUM	MKT AREA 01			
NEIGHBORHOOD/LOC	1039.00			
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	432	100	432	50,989
FOP	24	30	7	826
FUS	432	100	432	50,989
HXB	432	100	432	50,989
HXP	50	30	15	1,770
HXP	24	30	7	826
UOP	50	20	10	1,180
TOTALS	1,876		1,767	208,559

2835 OCEAN DR, FERNANDINA BEACH

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

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2514/0310	11/15/2021	WD	Q	I	01	450,000
GRANTOR: DAVIS BENJAMIN W						
GRANTEE: BARKING HOUND LLC						
2166/0543	12/22/2017	WD	U	I	11	100
GRANTOR: DAVIS LIVING TRUST						
GRANTEE: DAVIS BENJAMIN W						

BUILDING NOTES	

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
2	0820	WOOD WALK	0	0	529.00	SF	11.75	11.75	100	2002	2002	3	40	2,486	
3	1242	WD DECK A	0	0	88.00	SF	10.00	10.00	100	2002	2002	3	21	185	

BUILDING DIMENSIONS	
UOP=[YR=1993] W10 S5 BAS=[YR=1993] W8 HXB=[YR=1993] W8 HXP=[YR=1993] N5 W10 S5 E10 \$ W10 S24 E12 HXP=[YR=2007] S4 E6 FOP=[YR=2007] E6 N4 W6 S4 \$ N4 W6 \$ E6 N24 \$ S24 E18 N24 W10 \$ E10 N5 \$ PTR=E15 HXB=[YR=1993] E18 FUS=[YR=1993] E18 S24 W18 N24 \$ S24 W18 N24 \$ W15 \$.	

LAND DESCRIPTION		TOTAL OB/XF															2,671							
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPHT 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	0			0.00	0.00	1.00	LT		1.00	1.00	1.00	175,000.00	175,000.00	175,000							