



BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	05	AVERAGE 80
Exterior Wall	16	WD FR STUC 20
Roof Structure	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floor	13	LVT/LAMNT 70
Interior Floor	14	CARPET 30
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100
BUD\$ Adjustme	02	DIST FB 100

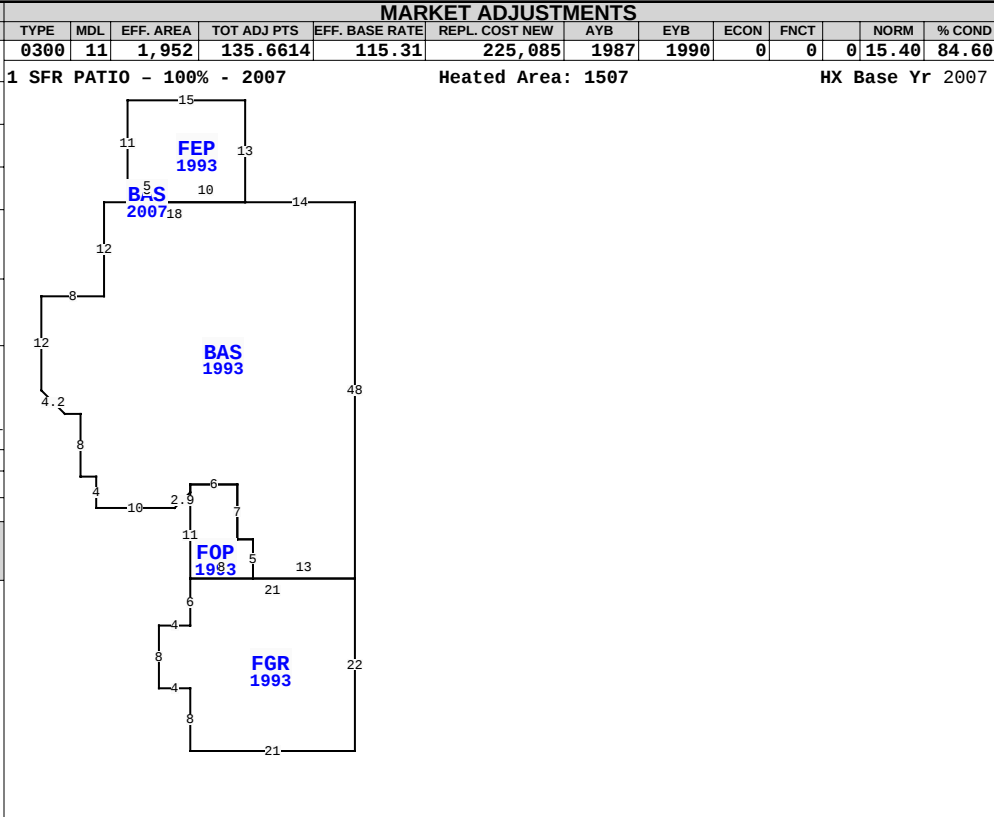
Quality	03	Quality Level 03
DOR CODE	0100	SINGLE FAMILY

MAP NUM		MKT AREA	01
NEIGHBORHOOD/LOC	1075.00		

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,497	100	1,497	146,036
BAS	10	100	10	975
FEP	185	80	148	14,438
FGR	494	55	272	26,534
FOP	82	30	25	2,439

TOTALS	2,268		1,952	190,422
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EXTRA FEATURES									
L N	OB/XF CODE	DESCRIPTION	BLD	CAP	L	W	UNITS	UT	Adj R
1	0811	CONCRETE B	0	100	45	17	836.00	SF	5.20
2	0810	CONCRETE A	0	100	66	3	223.00	SF	6.50
3	0810	CONCRETE A	0	100	10	8	80.00	SF	6.50



103 EIDER CT, FERNANDINA BEACH

MARKET ADJUSTMENTS											
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
0300	11	1,952	135.6614	115.31	225,085	1987	1990		0	0	15.40
1 SFR PATIO - 100% - 2007											
Heated Area: 1507											
HX Base Yr 2007											

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

NASSAU COUNTY PROPERTY		PAGE 1 of 1	2
VALUATION SUMMARY			
VALUATION BY		STANDARD	
Tax Group: 2		Tax Dist:	
BUILDING MARKET VALUE		190,422	
TOTAL MARKET OB/XF VALUE		3,442	
TOTAL LAND VALUE - MARKET		250,000	
TOTAL MARKET VALUE		443,864	
SOH/AGL Deduction		230,837	
ASSESSED VALUE		213,027	
TOTAL EXEMPTION VALUE		HX HB	50,000
BASE TAXABLE VALUE		163,027	
TOTAL JUST VALUE		443,864	
NCON VALUE		0	
INCOME VALUE			
PREVIOUS YEAR MKT VALUE		400,174	

PERMIT NUM	DESCRIPTION	AMT	ISSUED
BP 4134	N/A	48,200	01/20/1987

SALES DATA					
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD
2349/1929	3/17/2020	QC	U	I	11
GRANTOR: OLSON DAVID A					
GRANTEE: OLSON DAVID ALBIN R					
1303/1559	3/23/2005	WD	Q	I	
GRANTOR: GLISSON RONALD W JR &					
GRANTEE: OLSON DAVID A					

BUILDING NOTES									
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BUILDING DIMENSIONS									
BAS=[YR=1993] W14 FEP=[YR=1993] N13 W15 S11 BAS=[YR=2007] S2 E5 N2 W5\$ E5 S2 E10\$ W18 S12 W8 S12 R3 D3 E2 S8 E2 S4 E10 U2 R2 FOP=[YR=1993] S11 FGR=[YR=1993] S6 W4 S8 E4 S8 E21 N22 W21\$ E8 N5 W2 N7 W6 S1\$ N1 E6 S7 E2 S5 E13 N48\$.									

LAND DESCRIPTION									
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS
1	000100	C	SFR	100			0.00	0.00	1.00

TOTAL OB/XF									
3,442									

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
LT		1.00	1.00	1.00	250,000.00	250,000.00	250,000							