



BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	05	AVERAGE 80
Exterior Wall	16	WD FR STUC 20
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 80
Interior Floo	11	CLAY TILE 20
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
BUD8 Adjustme	02	DIST FB 100

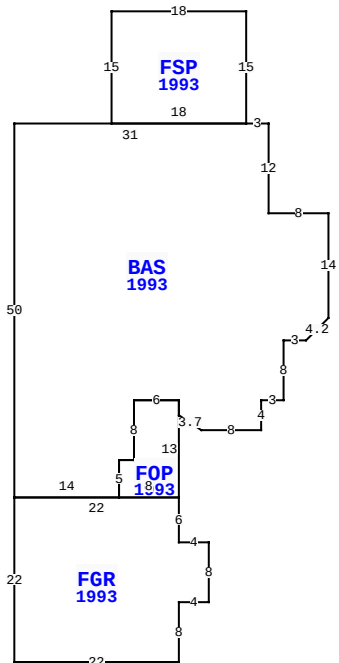
Quality	03	Quality Level 03
DOR CODE	0100	SINGLE FAMILY

MAP NUM	MKT AREA	01
NEIGHBORHOOD/LOC	1075.00	

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,645	100	1,645	159,055
FGR	516	55	284	27,460
FOP	88	30	26	2,514
FSP	270	40	108	10,442
TOTALS	2,519		2,063	199,472

EXTRA FEATURES											
L N	OB/XF CODE	DESCRIPTION	BLD	CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE	NOTES
1	0810	CONCRETE A	0	100	48	19	912.00	SF	6.50	6.50	
2	0810	CONCRETE A	0	100	42	3	126.00	SF	6.50	6.50	
3	0504	FP-ELECTRI	0	100	0	0	1.00	UT	2,000.00	2,000.00	

MARKET ADJUSTMENTS											
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
0300	11	2,063	135.9103	115.52	238,318	1987	1987	0	0	0 16.30	83.70
1 SFR PATIO - 100% - 2022											
Heated Area: 1645						HX Base Yr 2022					



102 CORMORANT CT, FERNANDINA BEACH											
TOTAL OB/XF 4,957											

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

NASSAU COUNTY PROPERTY			
VALUATION SUMMARY			PAGE 1 of 1
VALUATION BY			STANDARD
Tax Group: 2		Tax Dist:	
BUILDING MARKET VALUE		199,472	
TOTAL MARKET OB/XF VALUE		4,957	
TOTAL LAND VALUE - MARKET		250,000	
TOTAL MARKET VALUE		454,429	
SOH/AGL Deduction		28,068	
ASSESSED VALUE		426,361	
TOTAL EXEMPTION VALUE		50,000	
BASE TAXABLE VALUE		376,361	
TOTAL JUST VALUE		454,429	
NCON VALUE		0	
INCOME VALUE			
PREVIOUS YEAR MKT VALUE		413,943	

PERMIT NUM	DESCRIPTION	AMT	ISSUED
20041915	REPAIR/RRF	3,000	10/19/2004
BP4023	N/A	1,000	12/11/1986

SALES DATA							
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE	
2464/1452	5/25/2021	WD	Q	I	01	346,600	
GRANTOR: SOVEREIGN EUGENE & BO							
GRANTEE: OVERHAUG MARK & DEB							
1743/1568	6/03/2011	WD	U	I	14	100	
GRANTOR: SOVEREIGN EUGENE & BO							
GRANTEE: SOVEREIGN EUGENE &							

BUILDING NOTES											
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BUILDING DIMENSIONS											
BAS=[YR=1993] W8 N12 W3 FSP=[YR=1993] N15 W18 S15 E18 \$ W31 S50 FGR=[YR=1993] S22 E22 N8 E4 N8 W4 N6 FOP=[YR=1993] N13 W6 S8 W2 S5 E8 \$ W22 \$E14 N5 E2 N8 E6 S2 D2 R3 E8 N4 E3 N8 E3 U3 R3 N14 \$.											