



BUILDING CHARACTERISTICS				
ELEMENT		CD	CONSTRUCTION	
Exterior Wall		20	FACE BRICK 70	
Exterior Wall		05	AVERAGE 30	
Roof Structure		03	GABLE/HIP 100	
Roof Cover		03	COMP SHNGL 100	
Interior Wall		05	DRYWALL 100	
Interior Floor		14	CARPET 60	
Interior Floo		11	CLAY TILE 40	
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	
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	1,663	100	1,663	195,784
FGR	420	55	231	27,195
FOP	39	30	12	1,412
FSP	98	40	39	4,592
USP	112	30	34	4,002
TOTALS	2,332		1,979	232,985

MARKET ADJUSTMENTS												
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0900	01	1,979	122.1374	145.04	287,034	1994	1994	0	0	0	18.83	81.17
1 SNGL FAM - 100% - 1999												
Heated Area: 1663												
HX Base Yr 1999												
The floor plan diagram shows a complex layout with several labeled areas and their dimensions: USP 2013: A rectangular area at the top center with a width of 14 and a height of 8. FSP 1994: A rectangular area directly below USP 2013, with a width of 14 and a height of 7. BAS 1994: A large rectangular area on the left side, with a width of 12 and a height of 15. FGR 1994: A rectangular area on the right side, with a width of 20 and a height of 21. FOP 1994: A small rectangular area at the bottom center, with a width of 3 and a height of 3. Other dimensions and connections include: - A horizontal line of length 12 connecting the left side of the BAS 1994 area to the left side of the USP 2013/FSP 1994 area. - A vertical line of length 11 on the far left. - A horizontal line of length 9 connecting the top of the FSP 1994 area to the left side of the BAS 1994 area. - A horizontal line of length 20 connecting the right side of the FSP 1994 area to the right side of the BAS 1994 area. - A horizontal line of length 10 connecting the right side of the FOP 1994 area to the left side of the FGR 1994 area. - A vertical line of length 13 on the left side of the FGR 1994 area. - A horizontal line of length 20 at the bottom of the FGR 1994 area. - A horizontal line of length 12 at the bottom of the BAS 1994 area. - A vertical line of length 5 on the right side of the BAS 1994 area. - A horizontal line of length 7 connecting the right side of the BAS 1994 area to the left side of the FOP 1994 area. - A horizontal line of length 3 connecting the right side of the FOP 1994 area to the left side of the FGR 1994 area. - A horizontal line of length 3 connecting the right side of the FOP 1994 area to the left side of the FGR 1994 area. - A horizontal line of length 4 connecting the right side of the FOP 1994 area to the left side of the FGR 1994 area. - A horizontal line of length 4 connecting the right side of the FOP 1994 area to the left side of the FGR 1994 area. - A horizontal line of length 4 connecting the right side of the FOP 1994 area to the left side of the FGR 1994 area. - A horizontal line of length 4 connecting the right side of the FOP 1994 area to the left side of the FGR 1994 area. - A horizontal line of length 4 connecting the right side of the FOP 1994 area to the left side of the FGR 1994 area. - A horizontal line of length 4 connecting the right side of the FOP 1994 area to the left side of the FGR 1994 area. - A horizontal line of length 4 connecting the right side of the FOP 1994 area to the left side of the FGR 1994 area. - A horizontal line of length 4 connecting the right side of the FOP 1994 area to the left side of the FGR 1994 area. - 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NASSAU COUNTY PROPERTY		PAGE 1 of 1	2
VALUATION SUMMARY			
VALUATION BY		STANDARD	
Tax Group: 2		Tax Dist:	
BUILDING MARKET VALUE		232,985	
TOTAL MARKET OB/XF VALUE		5,993	
TOTAL LAND VALUE - MARKET		275,000	
TOTAL MARKET VALUE		513,978	
SOH/AGL Deduction		308,809	
ASSESSED VALUE		205,169	
TOTAL EXEMPTION VALUE		HX HB	50,000
BASE TAXABLE VALUE		155,169	
TOTAL JUST VALUE		513,978	
NCON VALUE		0	
INCOME VALUE			
PREVIOUS YEAR MKT VALUE		443,873	

PERMIT NUM	DESCRIPTION	AMT	ISSUED
8318	NEW CONSTR	54,005	05/13/1994

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
0836/0534	6/04/1998	WD	Q	I		150,000
GRANTOR: KING KYLE W						
GRANTEE: JAMES DAVID E & SUS						
0713/1190	9/08/1994	WD	Q	I		126,000
GRANTOR: ATLANTIC BUILDERS INC						
GRANTEE: KING KYLE W						

EXTRA FEATURES							2809 OCEAN MIST DR, FERNANDINA BEACH					INC DATE		AG DATE			
L N	OB/IF CODE	DESCRIPTION	BLD	CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE	ORIG COND	YEAR ON	YEAR ACTUAL	Q	% COND	OB/IF MKT VALUE	NOTES
1	0500	FP-PRE FAB	0	100	0	0	1.00	UT	3,500.00	3,500.00	100	1994	1994	3	77	2,695	
2	0811	CONCRETE B	0	100	0	0	681.00	SF	5.20	5.20	100	1994	1994	3	70	2,479	
3	1242	WD DECK A	0	100	8	8	64.00	SF	10.00	10.00	100	1998	1998	3	20	128	
4	0940	SHEDS/PORT	0	100	8	12	96.00	SF	30.00	30.00	100	2004	2004	3	24	691	

BUILDING NOTES															
BUILDING DIMENSIONS															
BAS=[YR=1994] W20 FSP=[YR=1994] N7 USP=[YR=2013] N8 W14 S8 E14\$ W14 S7 E14\$ W14 N4 W9 S4 W12 S11 W1 S15 E1 S12 E12 N5 E7 FOP=[YR=1994] S4 E9 N4 W3 N1 W3 S1 W3\$ E3 N1 E3 S1 E10 FGR=[YR=1994] S8 E20 N21 W20 S13\$ N13 E20 N20\$.															

LAND DESCRIPTION										TOTAL OB/XF										5,993									
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPTH 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	100	0003	R-1	0.00	0.00	1.00	LT		1.00	1.00	1.00	275,000.00	275,000.00	275,000												