



BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	16	WD FR STUC 100
Roof Structur	08	IRREGULAR 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 80
Interior Floo	15	HARDTILE 20
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms	4	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
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NEIGHBORHOOD/LOC	1081.00
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AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	2,159	100	2,159	266,796
FGR	420	55	231	28,546
FOP	50	30	15	1,854
FOP	85	30	26	3,213
PTO	130	5	6	741

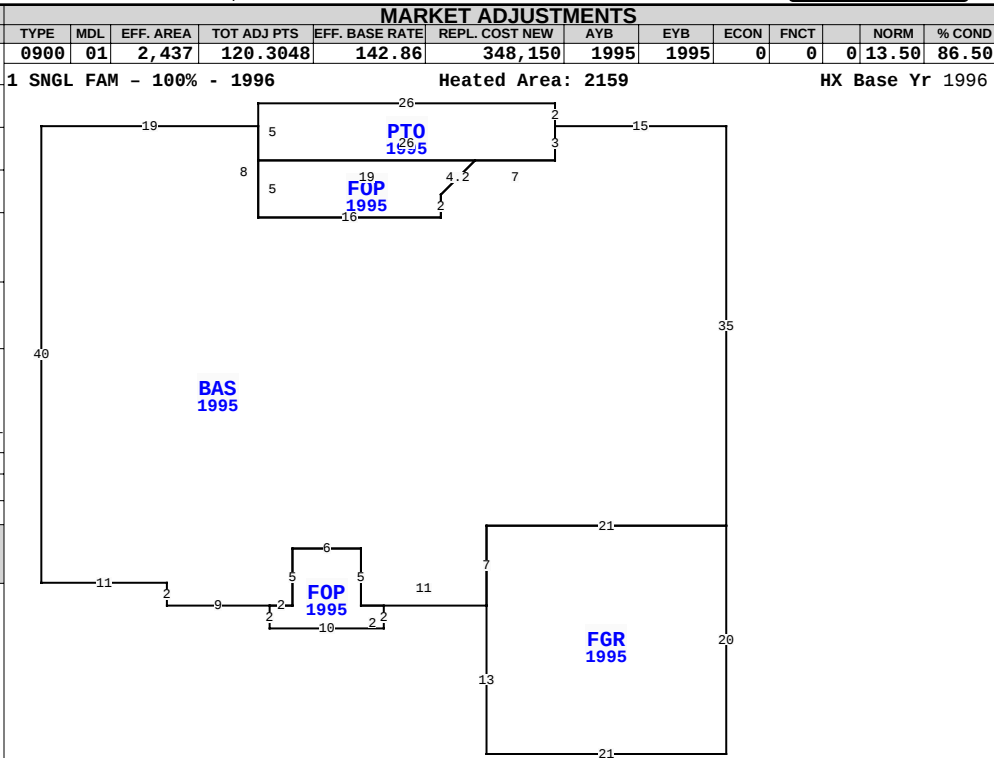
TOTALS	2,844		2,437	301,150
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EXTRA FEATURES

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
1	0504	FP-ELECTRI	0	100	0	0	1.00	UT	2,000.00	2,000.00	100	1995	1995	3	79	1,580	
2	0810	CONCRETE A	0	100	0	0	772.00	SF	6.50	6.50	100	1995	1995	3	72	3,613	
3	0855	CONC PAVER	0	100	16	10	160.00	SF	10.00	10.00	100	2009	2009	3	91	1,456	
4	1076	TRELLIS A	0	100	12	8	96.00	SF	7.50	7.50	100	2009	2009	3	60	432	

LAND DESCRIPTION

L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	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
1	000100	C	SFR	100	0003	R-1	0.00	0.00	1.00	LT		1.00	1.00	1.05	275,000.00	288,750.00	288,750							



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

2810 ATLANTIC VIEW DR, FERNANDINA BEACH

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
1	0504	FP-ELECTRI	0	100	0	0	1.00	UT	2,000.00	2,000.00	100	1995	1995	3	79	1,580	
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TOTAL OB/XF 7,081

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1	000100	C	SFR	100	0003	R-1	0.00	0.00	1.00	LT		1.00	1.00	1.05	275,000.00	288,750.00	288,750							

NASSAU COUNTY PROPERTY PAGE 1 of 1 2

VALUATION SUMMARY		STANDARD
VALUATION BY		
Tax Group: 2	Tax Dist:	
BUILDING MARKET VALUE		301,150
TOTAL MARKET OB/XF VALUE		7,081
TOTAL LAND VALUE - MARKET		288,750
TOTAL MARKET VALUE		596,981
SOH/AGL Deduction		368,980
ASSESSED VALUE		228,001
TOTAL EXEMPTION VALUE	HX HB	50,000
BASE TAXABLE VALUE		178,001
TOTAL JUST VALUE		596,981
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		527,345

PERMIT NUM	DESCRIPTION	AMT	ISSUED
20122334	HV/AC 5 TON REPLA	5,879	11/19/2012
20121115	RE-ROOF W/LIFETIM	12,000	06/13/2012
959295	NEW CONSTR	129,374	09/14/1995

SALES DATA					
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD
0747/0736	12/28/1995	WD	Q	I	
					SALE PRICE
					152,700

GRANTOR: CENTEX REAL EST CORP
GRANTEE: RABANT DUANE & SHAR

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1995] W15 PTO=[YR=1995] N2 W26 S5 FOP=[YR=1995] S5 E16 N2 R3 U3 W19\$ E26 N3\$ S3 W7 D3 L3 S2 W16 N8 W19 S40 E11 S2 E9FOP=[YR=1995] S2 E10 N2 W2 N5 W6 S5 W2 \$ E2 N5 E6 S5 E11 FGR=[YR=1995] S13 E21 N20 W21 S7 \$ N7 E21 N35 \$.