



BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	05	AVERAGE 70
Exterior Wall	20	FACE BRICK 30
Roof Structure	08	IRREGULAR 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floor	14	CARPET 80
Interior Floor	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
Occupancy	00	NONE 100

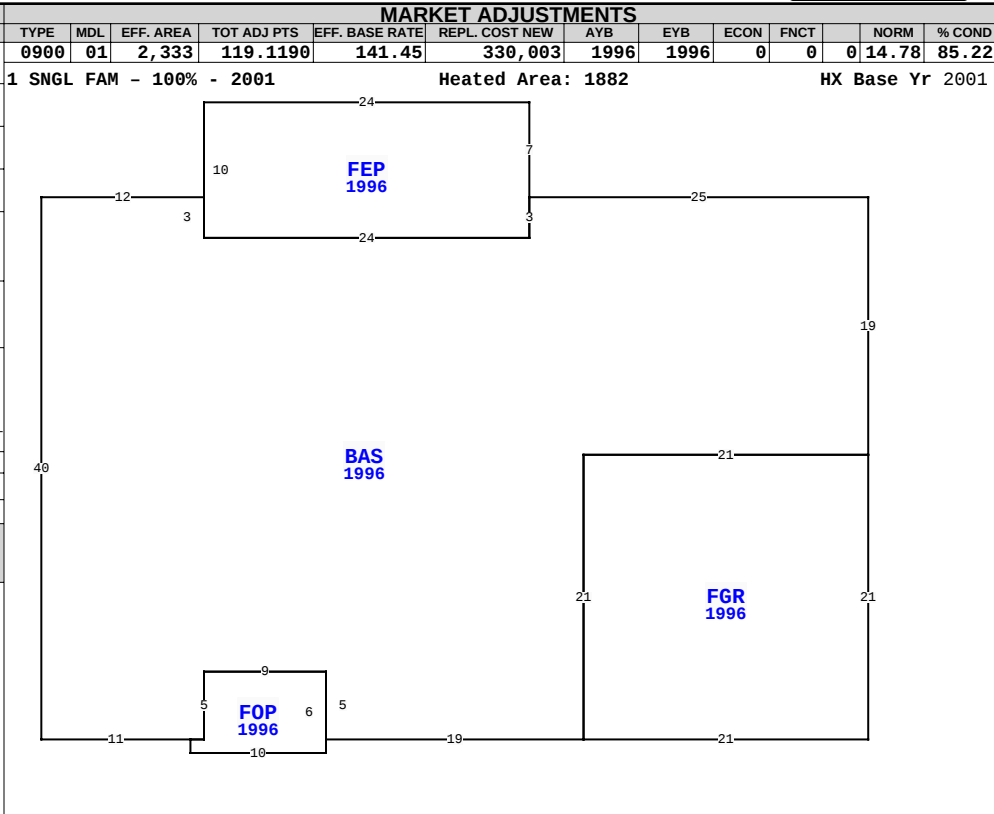
Quality	05	Quality Level 05
DOR CODE	0100	SINGLE FAMILY
MAP NUM		MKT AREA
		01
NEIGHBORHOOD/LOC	1081.00	

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,882	100	1,882	226,863
FEP	240	80	192	23,144
FGR	441	55	243	29,292
FOP	55	30	16	1,929

TOTALS	2,618	2,333	281,229
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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	42	16	672.00	SF	6.50	6.50	
2	0504	FP-ELECTRI	0	100	0	0	1.00	UT	2,000.00	2,000.00	
3	0810	CONCRETE A	0	100	3	27	81.00	SF	6.50	6.50	
4	0861	POOL GUNIT	0	100	21	12	252.00	SF	85.00	85.00	
5	0845	KOOL DECK	0	100	0	0	430.00	SF	7.25	7.25	
6	0910	SCRN RM L	0	100	31	22	682.00	SF	15.00	15.00	
7	0845	KOOL DECK	0	100	4	8	32.00	SF	7.25	7.25	
8	0940	SHEDS/PORT	0	100	10	8	80.00	SF	30.00	30.00	

LAND DESCRIPTION											
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T
1	000100	C	SFR	100	0003	R-1A	0.00	0.00	1.00	LT	



BLD DATE	02/11/2014	KK	LGL DATE	
XF DATE			LAND DATE	
INC DATE			AG DATE	

TOTAL OB/XF											
2809 N LAGUNA DR, FERNANDINA BEACH											

NASSAU COUNTY PROPERTY											
VALUATION SUMMARY											
VALUATION BY										STANDARD	
Tax Group: 2										Tax Dist:	
BUILDING MARKET VALUE										281,229	
TOTAL MARKET OB/XF VALUE										15,925	
TOTAL LAND VALUE - MARKET										275,000	
TOTAL MARKET VALUE										572,154	
SOH/AGL Deduction										299,528	
ASSESSED VALUE										272,626	
TOTAL EXEMPTION VALUE										HX HB 50,000	
BASE TAXABLE VALUE										222,626	
TOTAL JUST VALUE										572,154	
NCON VALUE										0	
INCOME VALUE											
PREVIOUS YEAR MKT VALUE										502,060	

PERMIT NUM	DESCRIPTION	AMT	ISSUED
20121035	RE-ROOF	8,000	06/07/2012
20080858	H/AC	4,000	05/22/2008
984593	REMODEL	14,040	11/30/1998
B969866	NEW CONSTR	94,578	06/13/1996

SALES DATA							
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE	
2451/0775	4/07/2021	QC	U	I	11	100	
GRANTOR:HOFFLANDER JANE W							
GRANTEE:HOFFLANDER JANE W L							
0774/0200	10/16/1996	WD	Q	I		141,500	
GRANTOR:CENTEX REAL ESTATE CO							
GRANTEE:HOFFLANDER ARNOLD J							

BUILDING NOTES											
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BUILDING DIMENSIONS											
BAS=[YR=1996] W25 FEP=[YR=1996] N7 W24 S10 E24 N3 \$ S3 W24 N3 W12 S40 E11 FOP=[YR=1996] S1 E10 N6 W9 S5 W1 \$ E1 N5 E9 S5 E19 FGR=[YR=1996] E21 N21 W21 S21 \$ N21 E21 N19 \$.											