



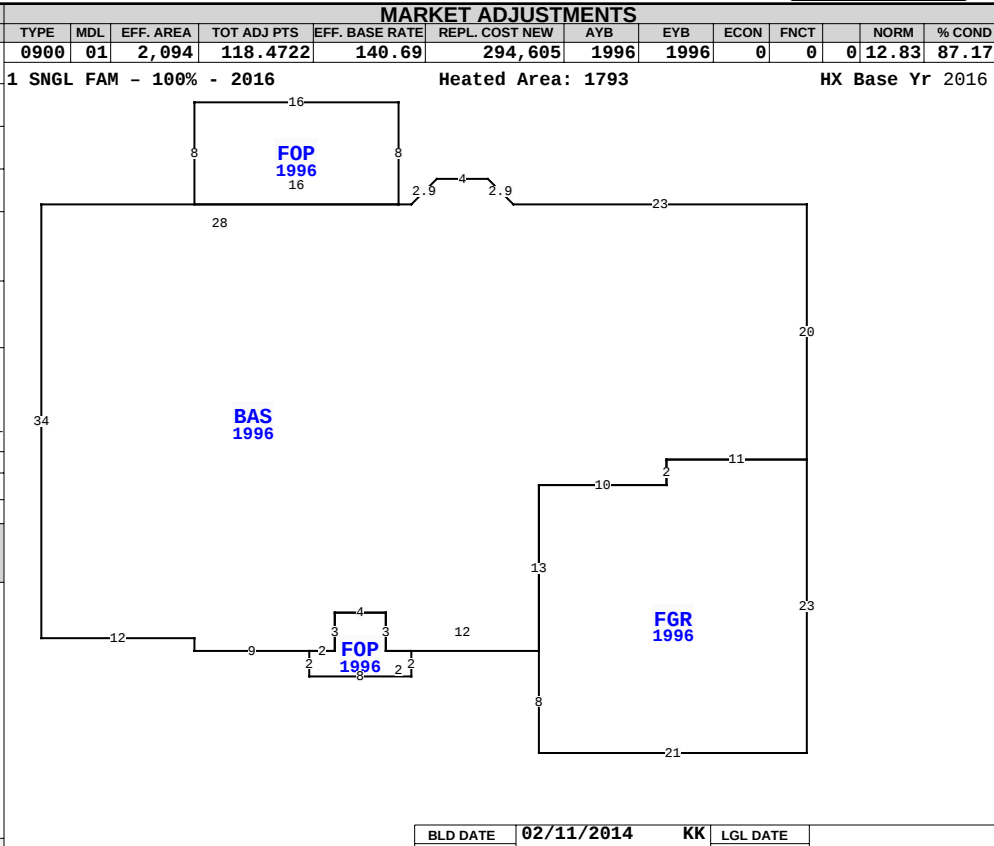
BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	05	AVERAGE 70
Exterior Wall	16	WD FR STUC 30
Roof Structur	08	IRREGULAR 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 80
Interior Floo	08	SHT VINYL 20
Air Condition	03	CENTRAL 100
Heating Type	04	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
NEIGHBORHOOD/LOC	1081.00	

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,793	100	1,793	219,892
FGR	463	55	255	31,273
FOP	28	30	8	982
FOP	128	30	38	4,660
TOTALS	2,412		2,094	256,807

EXTRA FEATURES											
L N	OB/XF CODE	DESCRIPTION	BLD	CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE	NOTES
1	0504	FP-ELECTRI	0	100	0	0	1.00	UT	2,000.00	2,000.00	
2	0810	CONCRETE A	0	100	0	0	865.00	SF	6.50	6.50	
3	0810	CONCRETE A	0	100	3	27	81.00	SF	6.50	6.50	
4	0861	POOL GUNIT	0	100	0	0	432.00	SF	85.00	85.00	
5	0845	KOOL DECK	0	100	0	0	450.00	SF	7.25	7.25	
6	0910	SCRN RM L	0	100	0	0	748.00	SF	15.00	15.00	

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



2807 N LAGUNA DR, FERNANDINA BEACH	BLD DATE 02/11/2014	KK	LGL DATE
	XF DATE		LAND DATE
	INC DATE		AG DATE

TOTAL OB/XF											
18,490	TOT ADJ	UNIT PRICE	ADJ UNIT PRICE	LAND VALUE	OTHER ADJUSTMENTS AND NOTES	YEAR	DENSITY	DECL	FRZ	YR	CONSRV
18,490	1.00	275,000.00	275,000.00	275,000							

NASSAU COUNTY PROPERTY											
VALUATION SUMMARY										PAGE 1 of 1	
VALUATION BY										STANDARD	
Tax Group: 2										Tax Dist:	
BUILDING MARKET VALUE										256,807	
TOTAL MARKET OB/XF VALUE										18,490	
TOTAL LAND VALUE - MARKET										275,000	
TOTAL MARKET VALUE										550,297	
SOH/AGL Deduction										253,349	
ASSESSED VALUE										296,948	
TOTAL EXEMPTION VALUE										HX HB WX 55,000	
BASE TAXABLE VALUE										241,948	
TOTAL JUST VALUE										550,297	
NCON VALUE										0	
INCOME VALUE											
PREVIOUS YEAR MKT VALUE										479,160	

PERMIT NUM	DESCRIPTION	AMT	ISSUED
20062513	SWIM POOL	35,000	11/09/2006
10543B	XFOB	5,000	06/13/1997
10517-B	SWIM POOL	10,700	06/03/1997
B969795	NEW CONSTR	89,568	05/03/1996

SALES DATA									
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE			
2362/1628	5/19/2020	LE	U	I	11	100			
GRANTOR: MCGRATH-SMITH SUSAN									
GRANTEE: HARTMANN JANET E T									
2083/0589	11/08/2016	QC	U	I	11	100			
GRANTOR: MCGRATH-SMITH SUSAN									
GRANTEE: MCGRATH-SMITH SUSAN									

BUILDING NOTES											
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BUILDING DIMENSIONS											
BAS=[YR=1996] W23 L2 U2 W4 D2 L2 W1 FOP=[YR=1996] N8 W16 S8 E16\$ W28 S34 E12 S1 E9 FOP=[YR=1996] S2 E8 N2 W2 N3 W4 S3 W2\$ E2 N3 E4 S3 E12 FGR=[YR=1996] S8 E21 N23 W11 S2 W10 S13\$ N13 E10 N2 E11 N20\$.											