



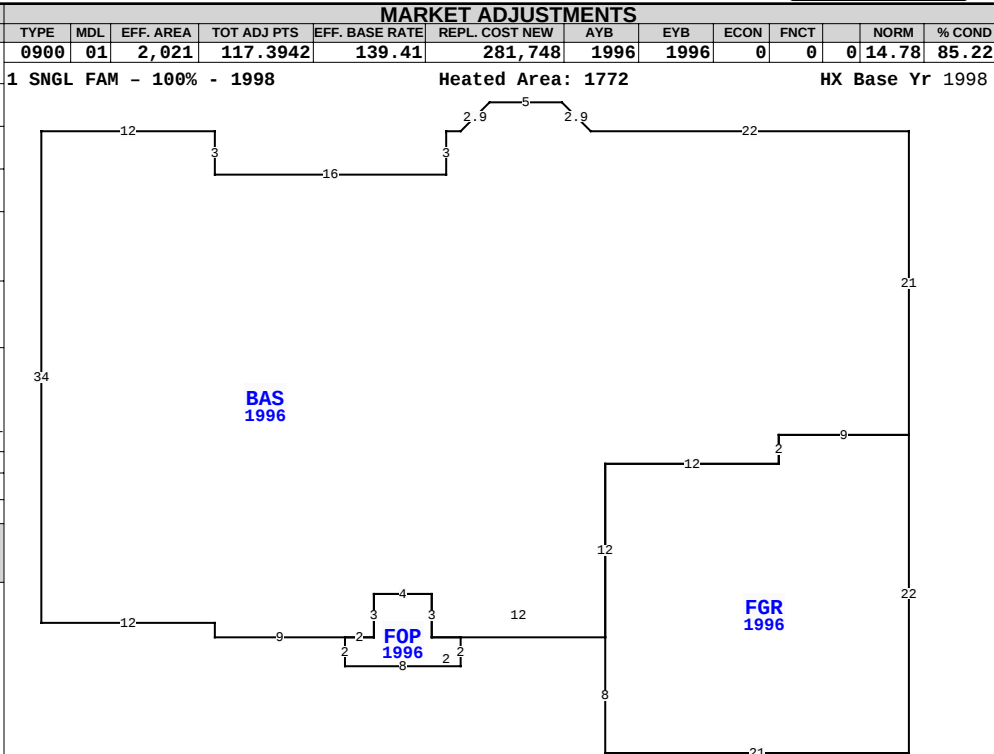
BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	05	AVERAGE 70
Exterior Wall	20	FACE BRICK 30
Roof Structure	08	IRREGULAR 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floor	14	CARPET 80
Interior Floor	08	SHT VINYL 20
Air Condition	03	CENTRAL 100
Heating Type	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	1,772	100	1,772	210,523
FGR	438	55	241	28,632
FOP	28	30	8	950

EXTRA FEATURES											
L N	OB/XF CODE	DESCRIPTION	BLD CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE	ORIG COND	YEAR ON
1	0504	FP-ELECTRI	0	100	0	1.00	UT	2,000.00	2,000.00	100	1996
2	0811	CONCRETE B	0	100	0	812.00	SF	5.20	5.20	100	1996
3	0855	CONC PAVER	0	100	0	404.00	SF	10.00	10.00	100	2006

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	



TOTALS	2,238		2,021	240,106
867 W LAGUNA DR, FERNANDINA BEACH				
BLD DATE 02/11/2014 KK LGL DATE				
XF DATE				
INC DATE				
LAND DATE				
AG DATE				

NASSAU COUNTY PROPERTY			
PAGE 1 of 1			
VALUATION SUMMARY			
VALUATION BY	STANDARD		
Tax Group: 2	Tax Dist:		
BUILDING MARKET VALUE	240,106		
TOTAL MARKET OB/XF VALUE	8,237		
TOTAL LAND VALUE - MARKET	275,000		
TOTAL MARKET VALUE	523,343		
SOH/AGL Deduction	306,735		
ASSESSED VALUE	216,608		
TOTAL EXEMPTION VALUE	50,000		
BASE TAXABLE VALUE	166,608		
TOTAL JUST VALUE	523,343		
NCON VALUE	0		
INCOME VALUE			
PREVIOUS YEAR MKT VALUE	454,926		

PERMIT NUM	DESCRIPTION	AMT	ISSUED
20102206	H/AC	4,350	12/30/2010
9635B	NEW CONSTR	86,968	02/28/1996

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
0791/1567	4/30/1997	WD	Q	I		130,000
GRANTOR: BEARD ARTHUR D & KATH						
GRANTEE: ARATO HENRY J III &						
0765/0682	7/17/1996	WD	Q	I		127,000
GRANTOR: CENTEX REAL ESTATE CO						
GRANTEE: BEARD ARTHUR D & KA						

BUILDING NOTES											
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BUILDING DIMENSIONS											
BAS=[YR=1996] W22 L2 U2 W5 D2 L2 W1 S3 W16 N3 W12 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 N22 W9 S2 W12 S12\$ N12 E12 N2 E9 N21\$.											