



BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	05	AVERAGE 70
Exterior Wall	16	WD FR STUC 30
Roof Structure	08	IRREGULAR 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floor	14	CARPET 60
Interior Floor	13	LVT/LAMNT 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
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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	1,791	100	1,791	219,241
FGR	424	55	233	28,522
FOP	28	30	8	979

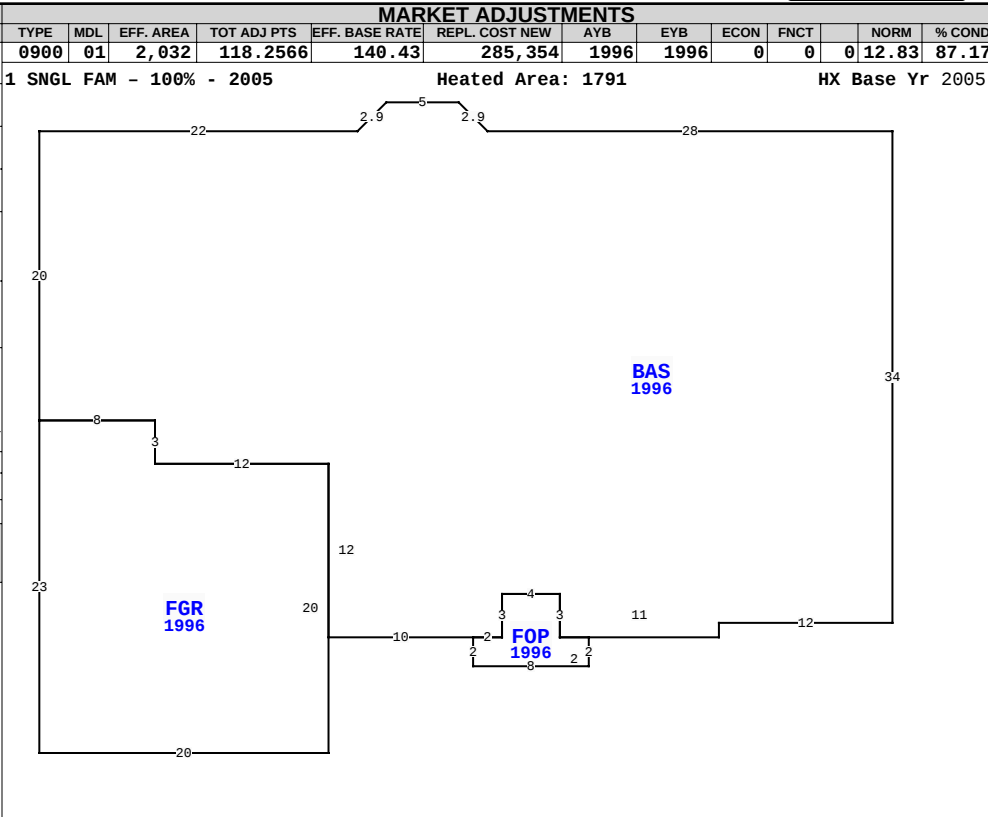
TOTALS	2,243		2,032	248,743
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EXTRA FEATURES

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	1996	1996	3	80	1,600	
2	0811	CONCRETE B	0 100	0	0	825.00	SF	5.20	5.20	100	1996	1996	3	73	3,132	
3	0861	POOL GUNIT	0 100	0	0	177.00	SF	85.00	85.00	100	2008	2008	3	56	8,425	
4	0855	CONC PAVER	0 100	0	0	710.00	SF	10.00	10.00	100	2008	2008	3	90	6,390	
5	0910	SCRN RM L	0 100	28	27	756.00	SF	15.00	15.00	100	2008	2008	3	40	4,536	
6	1242	WD DECK A	0 100	8	8	64.00	SF	10.00	10.00	100	1997	1997	3	20	128	

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-1A	0.00	0.00	1.00	LT		1.00	1.00	1.00	275,000.00	275,000.00	275,000							



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

873 W LAGUNA DR, FERNANDINA BEACH

TOTAL OB/XF																24,211
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NASSAU COUNTY PROPERTY

VALUATION SUMMARY		PAGE 1 of 1	2
VALUATION BY		STANDARD	
Tax Group: 2		Tax Dist:	
BUILDING MARKET VALUE			248,743
TOTAL MARKET OB/XF VALUE			24,211
TOTAL LAND VALUE - MARKET			275,000
TOTAL MARKET VALUE			547,954
SOH/AGL Deduction			286,754
ASSESSED VALUE			261,200
TOTAL EXEMPTION VALUE	HX HB		50,000
BASE TAXABLE VALUE			211,200
TOTAL JUST VALUE			547,954
NCON VALUE			0
INCOME VALUE			
PREVIOUS YEAR MKT VALUE			474,801

PERMIT NUM	DESCRIPTION	AMT	ISSUED
20121365	REROOF W/30YR SHN	5,000	07/10/2012
20091648	INSTALL SHOWER	400	12/03/2009
20081146	POOL SCREEN	8,960	07/10/2008
20081127	ELEC. FOR POOL	650	07/08/2008
20081128	PLUMB.FOR POOL	1,000	07/08/2008
20081126	SWIM POOL	0	06/17/2008

SALES DATA							
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE	
1165/1578	8/26/2003	WD	Q	I		245,500	
GRANTOR: KERINS BRIAN R & DIAN							
GRANTEE: MARTIN ROBERT T & L							
0798/0693	7/02/1997	WD	Q	I		140,000	
GRANTOR: TRAYLOR TIMOTHY M & K							
GRANTEE: KERINS BRIAN R & DI							

BUILDING NOTES							
BUILDING DIMENSIONS							
BAS=[YR=1996] W28 U2 L2 W5 D2 L2 W22 S20 FGR=[YR=1996] S23 E20 N20 W12 N3 W8\$ E8 S3 E12 S12 E10 FOP=[YR=1996] S2 E8 N2 W2 N3 W4 S3 W2\$ E2 N3 E4 S3 E11 N1 E12 N34 \$.							