



BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	10	ABOVE AVG 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 70
Interior Floo	13	LVT/LAMNT 30
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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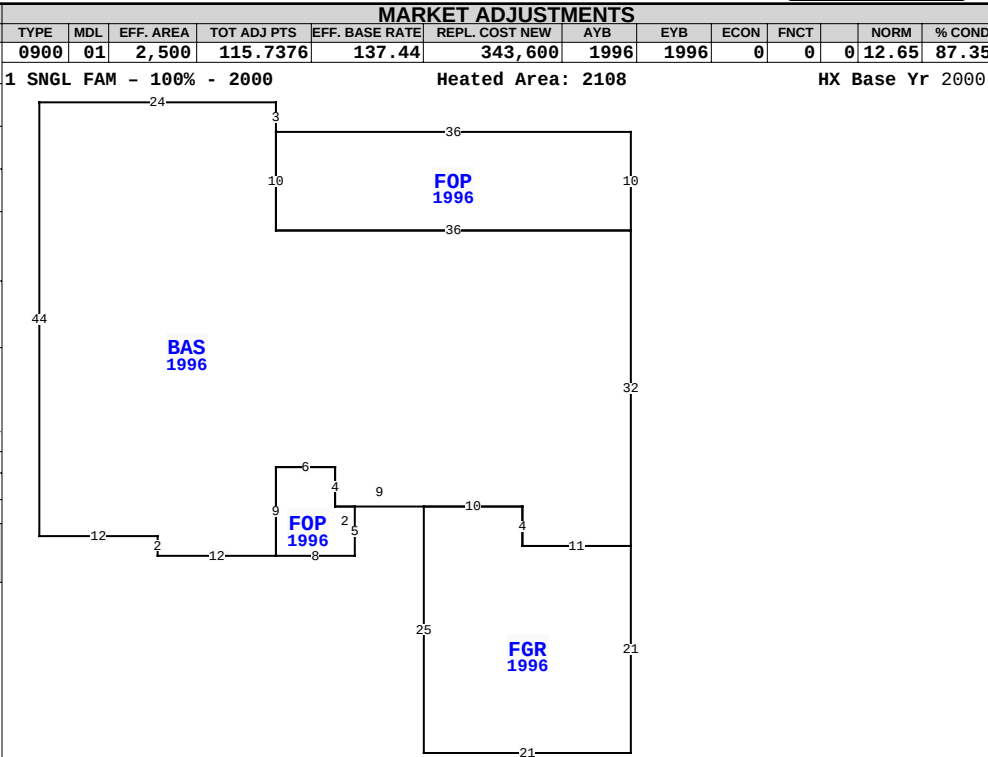
NEIGHBORHOOD/LOC	1081.00
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AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	2,108	100	2,108	253,074
FGR	481	55	265	31,815
FOP	64	30	19	2,281
FOP	360	30	108	12,966

TOTALS	3,013		2,500	300,135
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EXTRA FEATURES									
L N	OB/XF CODE	DESCRIPTION	BLD	CAP	L	W	UNITS	UT	Adj R
1	0504	FP-ELECTRI	0	100	0	0	1.00	UT	2,000.00
2	0812	CONCRETE C	0	100	0	0	1,337.00	SF	4.00
3	0861	POOL GUNIT	0	100	0	0	280.00	SF	85.00
4	0910	SCRN RM L	0	100	36	19	684.00	SF	15.00
5	0845	KOOL DECK	0	100	0	0	440.00	SF	7.25
6	0871	POOL HTR R	0	100	0	0	1.00	UT	2,000.00
7	0845	KOOL DECK	0	100	20	10	200.00	SF	7.25

LAND DESCRIPTION									
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS
1	000134	C	SFR POND	100	0003	R-1A	0.00	0.00	1.00



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

868 W LAGUNA DR, FERNANDINA BEACH

ORIG COND	YEAR ON	YEAR ACTUAL	Q	% COND	OB/XF MKT VALUE	NOTES
100	1996	1996	3	80	1,600	
100	1996	1996	3	73	3,904	
100	1999	1999	3	25	5,950	
100	1999	1999	3	20	2,052	
100	1999	1999	3	79	2,520	
100	1999	1999	3	20	400	
100	1999	1999	3	79	1,146	

TOTAL OB/XF									
17,572									
UNIT TYPE	D T	DPH FACT	% COND	TOT ADJ	UNIT PRICE	ADJ UNIT PRICE	LAND VALUE	OTHER ADJUSTMENTS AND NOTES	YEAR
LT		1.00	1.00	1.10	275,000.00	302,500.00	302,500		

NASSAU COUNTY PROPERTY		PAGE 1 of 1	2
VALUATION SUMMARY			
VALUATION BY		STANDARD	
Tax Group: 2		Tax Dist:	
BUILDING MARKET VALUE		300,135	
TOTAL MARKET OB/XF VALUE		17,572	
TOTAL LAND VALUE - MARKET		302,500	
TOTAL MARKET VALUE		620,207	
SOH/AGL Deduction		355,104	
ASSESSED VALUE		265,103	
TOTAL EXEMPTION VALUE		HX HB	50,000
BASE TAXABLE VALUE		215,103	
TOTAL JUST VALUE		620,207	
NCON VALUE		0	
INCOME VALUE			
PREVIOUS YEAR MKT VALUE		544,404	

PERMIT NUM	DESCRIPTION	AMT	ISSUED
20121729	REROOF W/50YR SHN	12,927	08/22/2012
20110127	H/AC	3,500	01/28/2011
20091752	REMODEL	0	12/21/2009
991148	SWIM POOL	0	08/26/1999
991148	ELEC OTHER	0	08/26/1999

SALES DATA					
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD
0780/0604	12/23/1996	WD	Q	I	
GRANTOR: CENTEX REAL ESTATE CO					
GRANTEE: BECHAN LARRY & SAND					
SALE PRICE					
162,900					

BUILDING NOTES					
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BUILDING DIMENSIONS					
FOP=[YR=1996] W36 BAS=[YR=1996] N3 W24 S44 E12 S2 E12					
FOP=[YR=1996] E8 N5 W2 N4 W6 S9\$ N9 E6 S4 E9 FGR=[YR=1996]					
S25 E21 N21 W11 N4 W10\$ E10 S4 E11 N32 W36 N10\$ S10 E36 N10\$.					