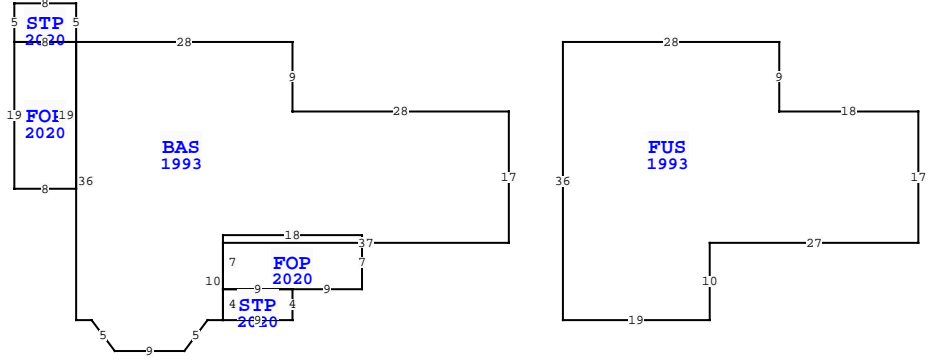


BUILDING CHARACTERISTICS		CONSTRUCTION		
ELEMENT	CD			
Exterior Wall	27	PREFIN MTL	90	
Exterior Wall	14	WD SHINGLE	10	
Roof Structure	03	GABLE/HIP	100	
Roof Cover	03	COMP SHNGL	100	
Interior Wall	03	PLASTER	50	
Interior Wall	04	PLYWOOD	50	
Interior Floor	12	HARDWOOD	100	
Air Condition	03	CENTRAL	100	
Heating Type	04	AIR DUCTED	100	
Bedrooms		4	100	
Bathrooms		2	100	
Frame	02	WOOD FRAME	100	
Stories	2.	2.	100	
Units		0	100	
BUD8 Adjustme	02	DIST FB	100	
Occupancy	00	NONE	100	
Quality	01	Quality Level	01	
DOR CODE	0100	SINGLE FAMILY		
MAP NUM		MKT AREA	01	
NEIGHBORHOOD/LOC		1003.00		
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,442	100	1,442	96,669
FOP	126	30	38	2,548
FOP	152	30	46	3,084
FUS	1,224	100	1,224	82,055
STP	36	10	4	268
STP	40	10	4	268
TOTALS	3,020		2,758	184,891

MARKET ADJUSTMENTS													
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	HS	NORM	% COND	
0900	01	2,758	94.0896	111.73	308,151	1910	1910		0	0	-10	50.00	60.00
1 SNGL FAM - 100% - 2021 Heated Area: 2666 HX Base Yr													



NASSAU COUNTY PROPERTY			PAGE 1 of 1	2
VALUATION SUMMARY				
VALUATION BY				STANDARD
Tax Group: 2		Tax Dist:		
BUILDING MARKET VALUE				184,891
TOTAL MARKET OB/XF VALUE				1,224
TOTAL LAND VALUE - MARKET				391,440
TOTAL MARKET VALUE				577,555
SOH/AGL Deduction				0
ASSESSED VALUE				577,555
TOTAL EXEMPTION VALUE	13			577,555
BASE TAXABLE VALUE				0
TOTAL JUST VALUE				577,555
NCON VALUE				0
INCOME VALUE				
PREVIOUS YEAR MKT VALUE				445,931

PERMIT NUM	DESCRIPTION	AMT	ISSUED
20200013	ADDFOP	0	01/28/2020
20160620	REPAIR/RRF	0	06/01/2019
6346	REPAIR/RRF	100	01/30/1991

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2405/1713	11/02/2020	WD	Q	I	01	600,000
GRANTOR: 418 SOUTH 6TH ST LLC						
GRANTEE: ALLEN ROBERT JAMES						
2300/0837	8/23/2019	WD	Q	I	01	380,000
GRANTOR: FLIP THE SPRINGS LLC						
GRANTEE: 418 SOUTH 6TH ST LL						

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	1242	WD DECK A	0	100	17	8		10.00	10.00	100	2019	2019	3	90	1,224	

BLD DATE	02/04/2014	KK	LGL DATE	
XF DATE			LAND DATE	
INC DATE			AG DATE	

818 SAN FERNANDO ST, FERNANDINA BEACH

BUILDING NOTES									

BUILDING DIMENSIONS									
BAS=[YR=1993] W28 STP=[YR=2020] N5 W8 S5 FOP=[YR=2020] S19 E8 N19 W8\$ E8\$S36 E2 R3 D4 E9 U4 R3 E2 STP=[YR=2020] E9 N4 FOP=[YR=2020] E9 N7 W18 S7 E9\$ W9 S4\$ N10 E37N17 W28N9\$ PTR=E35 FUS=[YR=1993] S36E19N10E27N17W18N9 W28\$ W35\$.									

LAND DESCRIPTION										TOTAL OB/XF														
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	0010		93.00	93.00	93.20	FF		1.00	1.00	1.20	3,500.00	4,200.00	391,440							