



BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	10	ABOVE AVG 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	12	MODULAR MT 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 70
Interior Floo	11	CLAY TILE 30
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
BUD8 Adjustme	02	DIST FB 100
Occupancy	00	NONE 100

Quality	03	Quality Level 03
DOR CODE	0100	SINGLE FAMILY

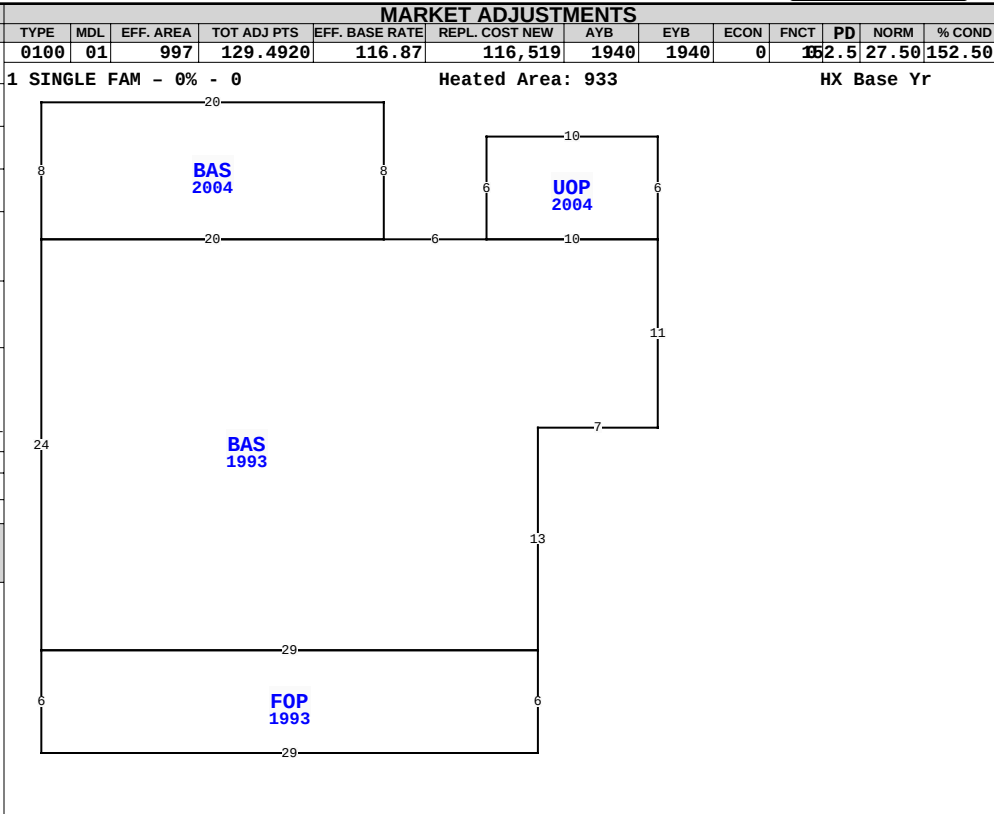
MAP NUM		MKT AREA	01
NEIGHBORHOOD/LOC	1003.00		

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	773	100	773	137,770
BAS	160	100	160	28,516
FOP	174	30	52	9,267
UOP	60	20	12	2,138

TOTALS	1,167		997	177,691
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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
1	0810	CONCRETE A	0	0	6	6		36.00	SF 6.50	100	1960	1960	3
2	0810	CONCRETE A	0	0	4	6		24.00	SF 6.50	100	2004	2004	3
3	1242	WD DECK A	0	0	4	3		12.00	SF 10.00	100	2004	2004	3

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
1	000100	C	SFR	0	0010		47.00	47.00	46.60	FF		1.00	1.00



906 SOMERUELUS ST, FERNANDINA BEACH

UNITS	UT	Adj R	ADJ UNIT PRICE	ORIG COND	YEAR ON	YEAR ACTUAL	Q	% COND	OB/XF MKT VALUE	NOTES
36.00	SF	6.50	6.50	100	1960	1960	3	20	47	
24.00	SF	6.50	6.50	100	2004	2004	3	86	134	
12.00	SF	10.00	10.00	100	2004	2004	3	24	29	

NASSAU COUNTY PROPERTY		PAGE 1 of 1	2
VALUATION SUMMARY			
VALUATION BY		STANDARD	
Tax Group: 2		Tax Dist:	
BUILDING MARKET VALUE		177,691	
TOTAL MARKET OB/XF VALUE		210	
TOTAL LAND VALUE - MARKET		122,325	
TOTAL MARKET VALUE		300,226	
SOH/AGL Deduction		97,638	
ASSESSED VALUE		202,588	
TOTAL EXEMPTION VALUE		0	
BASE TAXABLE VALUE		202,588	
TOTAL JUST VALUE		300,226	
NCON VALUE		0	
INCOME VALUE			
PREVIOUS YEAR MKT VALUE		279,540	

PERMIT NUM	DESCRIPTION	AMT	ISSUED
20034104	REMODEL	3,000	11/06/2003
20034027	REMODEL	1,000	10/20/2003
20033899	H/AC	3,000	09/26/2003
20033473	REMODEL	26,000	07/14/2003
20033474	REPAIR/RRF	6,000	07/14/2003

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
0221/0530	1/01/1976	WD	Q	I		4,500
GRANTOR:						
GRANTEE:						
0113/0801	1/01/1971	TA	Q	I		4,000
GRANTOR:						
GRANTEE:						

BUILDING NOTES													
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BUILDING DIMENSIONS													
UOP=[YR=2004] W10 S6 BAS=[YR=1993] W6 BAS=[YR=2004] N8 W20 S8 E20\$ W20 S24 FOP=[YR=1993] S6 E29 N6 W29\$ E29 N13 E7 N11 W10\$ E10 N6\$.													