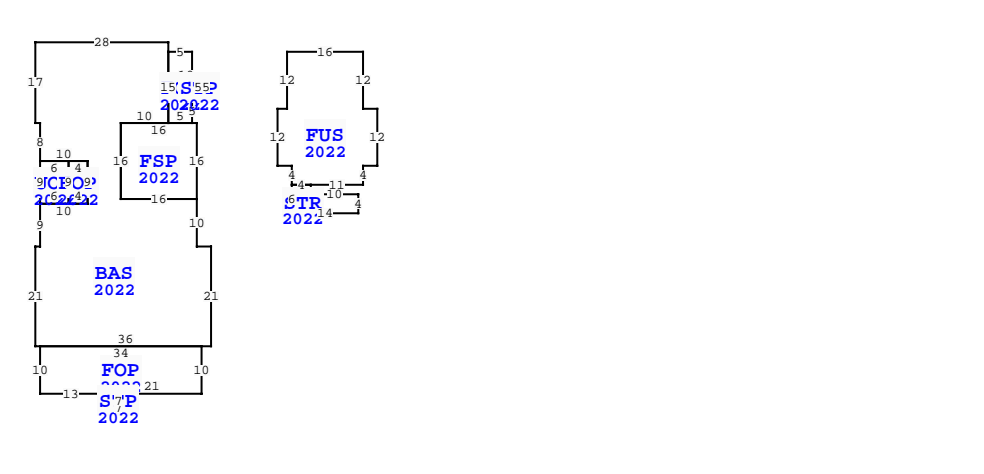




BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	10	ABOVE AVG 100
Roof Structur	08	IRREGULAR 100
Roof Cover	12	MODULAR MT 100
Interior Wall	05	DRYWALL 100
Interior Floo	12	HARDWOOD 100
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		3 100
Frame	02	WOOD FRAME 100
Stories	0	0 100
Units		0 100

MARKET ADJUSTMENTS												
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND	
0500	11	3,450	150.4752	214.43	739,784	2022	2022	0	0	0	100.00	

1 SFR CUST - 0% - 0
Heated Area: 2765
HX Base Yr 2023



Quality	06	Quality Level 06		
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
BAL	86	15	13	2,788
BAS	1,765	100	1,765	378,469
FCP	220	25	55	11,794
FDG	496	60	298	63,900
FOP	36	30	11	2,359
FOP	75	30	22	4,717
FOP	340	30	102	21,872
FSP	256	40	102	21,872
FUS	496	100	496	106,357
TOTALS	4,704		3,450	739,784

** This building has 16 Sub-Areas
1017 SAN FERNANDO ST, FERNANDINA BEACH

NASSAU COUNTY PROPERTY			
VALUATION SUMMARY		PAGE 1 of 1	
VALUATION BY	STANDARD		
Tax Group: 2	Tax Dist:		
BUILDING MARKET VALUE	739,784		
TOTAL MARKET OB/XF VALUE	22,175		
TOTAL LAND VALUE - MARKET	326,200		
TOTAL MARKET VALUE	1,088,159		
SOH/AGL Deduction	66,929		
ASSESSED VALUE	1,021,230		
TOTAL EXEMPTION VALUE	0		
BASE TAXABLE VALUE	1,021,230		
TOTAL JUST VALUE	1,088,159		
NCON VALUE	761,854		
INCOME VALUE			
PREVIOUS YEAR MKT VALUE	279,600		

PERMIT NUM	DESCRIPTION	AMT	ISSUED
20200902	GARAGE	0	01/29/2021
20200795	NEW CONSTR	0	01/19/2021

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2374/1706	7/08/2020	WD	Q	V	01	265,000

GRANTOR: OLD TOWN PROPERTIES L
GRANTEE: CHAPMAN REVOCABLE T
2165/1818 | 12/21/2017 | SW | U | V | 11 | 100
GRANTOR: KAVANAUGH ANNE B
GRANTEE: OLD TOWN PROPERTIES

BLD DATE		LGL DATE	
XF DATE	LAND DATE		
INC DATE		AG DATE	

BUILDING NOTES	
BUILDING DIMENSIONS FOP=[YR=2022] W5 BAS=[YR=2022] N2 W28 S17 E1 S8 UOP=[YR=2022] S9 E6 FOP=[YR=2022] E4 N9 W4 S9\$ N9 W6\$ E10 S9 W10 S9 W1 S21 E1 FOP=[YR=2022] S10 E13 STP=[YR=2022] S3 E7 N3 W7\$ E21 N10 W34\$ E36 N21 W3 N10 FSP=[YR=2022] N16 W16 S16 E16\$ W16 N16 E10 N15\$ S15 E5 N5 STP=[YR=2022] E3 N5 W3 S5\$ N10\$ PTR=E20 FUS=[YR=2022] E16 S12 E3 S12 W3 S4 W11 STR=[YR=2022] S2 E10 S4 W14 N6 E4\$ W4 N4 W3 N12 E2 N12\$ W20\$ PTR= N20 FDG=[YR=2022] N4 FCP=[YR=2022] W10 N22 E10 S22\$ N27 E16 S5 FCP=[YR=2022] E10 S22 W10 N22\$ S26 W16\$ PTR= E40 FUS=[YR=2022] N31 E4 BAL=[YR=2022] N1 W5 N10 E5 S1 STR=[YR=2022] E14 S4 W14 N4\$ S4 E6 S6 W6\$ E12 S31 W16\$ W40\$S20\$.	

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
2	0825	BRICK	0	0	0	1,334.00	SF	12.50	12.50	100	2022	2022	3	100	16,675	
3	0504	FP-ELECTRI	0	0	0	1.00	UT	2,000.00	2,000.00	100	2022	2022	3	100	2,000	
4	0500	FP-PRE FAB	0	0	0	1.00	UT	3,500.00	3,500.00	100	2022	2022	3	100	3,500	

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	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	0	0010	OT-1	93.00	93.00	93.20	FF		1.00	1.00	1.00	3,500.00	3,500.00	326,200							