

N 193' OF W 136.5' OF E 166.5'
OF OUTLOT 187
IN OR 1754/922

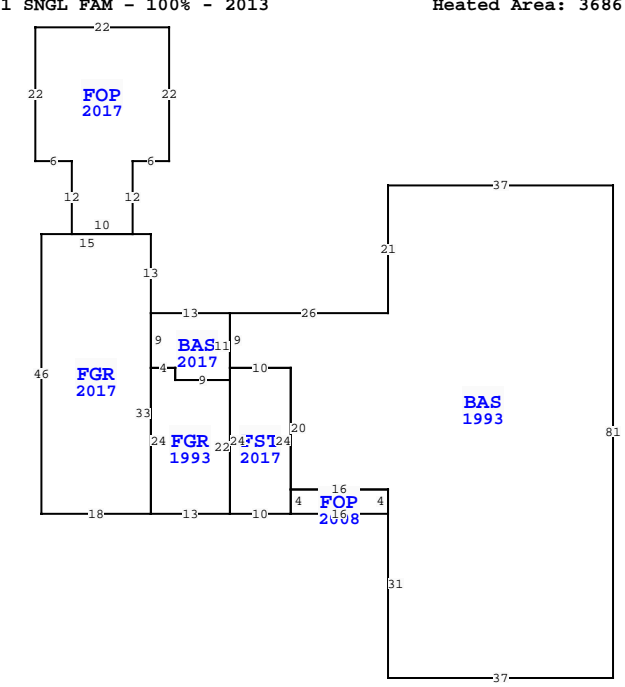
PAXTON BLAKE E & KALEN
1718 ATLANTIC AVE
FERNANDINA BEACH, FL 32034-2848

2023

00-00-31-1600-0187-0010

| BUILDING CHARACTERISTICS | | CONSTRUCTION | |
|--------------------------|------------------|---------------|--------------|
| ELEMENT | CD | | |
| Exterior Wall | 10 | ABOVE AVG | 80 |
| Exterior Wall | 21 | STONE | 20 |
| Roof Structure | 03 | GABLE/HIP | 100 |
| Roof Cover | 03 | COMP SHNGL | 100 |
| Interior Wall | 05 | DRYWALL | 100 |
| Interior Floor | 14 | CARPET | 60 |
| Interior Floor | 11 | CLAY TILE | 40 |
| Air Condition | 03 | CENTRAL | 100 |
| Heating Type | 04 | AIR DUCTED | 100 |
| Bedrooms | | 4 | 100 |
| Bathrooms | | 4 | 100 |
| Frame | 03 | MASONRY | 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 | 1012.00 | | |
| AREA TYPE | TOTAL GROSS AREA | PCT OF BASE | TOT ADJ AREA |
| BAS | 3,551 | 100 | 3,551 |
| BAS | 135 | 100 | 135 |
| FGR | 294 | 55 | 162 |
| FGR | 828 | 55 | 455 |
| FOP | 64 | 30 | 19 |
| FOP | 604 | 30 | 181 |
| FST | 240 | 55 | 132 |
| TOTALS | 5,716 | | 4,635 |
| | | | 486,635 |

| MARKET ADJUSTMENTS | | | | | | | | | | | |
|--------------------------|-----|-----------|-------------|----------------|----------------|------|------|------|------|-------|--------|
| TYPE | MDL | EFF. AREA | TOT ADJ PTS | EFF. BASE RATE | REPL. COST NEW | AYB | EYB | ECON | FNCT | NORM | % COND |
| 0900 | 01 | 4,635 | 98.9000 | 117.44 | 544,334 | 1961 | 2000 | 0 | 0 | 10.60 | 89.40 |
| 1 SNGL FAM - 100% - 2013 | | | | | | | | | | | |
| Heated Area: 3686 | | | | | | | | | | | |
| HX Base Yr 2013 | | | | | | | | | | | |



| NASSAU COUNTY PROPERTY | | PAGE 1 of 1 | 2 |
|---------------------------|-----------|-------------|---------|
| VALUATION SUMMARY | | | |
| VALUATION BY | STANDARD | | |
| Tax Group: 2 | Tax Dist: | | |
| BUILDING MARKET VALUE | | | 486,635 |
| TOTAL MARKET OB/XF VALUE | | | 159,932 |
| TOTAL LAND VALUE - MARKET | | | 283,140 |
| TOTAL MARKET VALUE | | | 929,707 |
| SOH/AGL Deduction | | | 436,157 |
| ASSESSED VALUE | | | 493,550 |
| TOTAL EXEMPTION VALUE | HX HB | | 50,000 |
| BASE TAXABLE VALUE | | | 443,550 |
| TOTAL JUST VALUE | | | 929,707 |
| NCON VALUE | | | 0 |
| INCOME VALUE | | | |
| PREVIOUS YEAR MKT VALUE | | | 755,018 |

| PERMIT NUM | DESCRIPTION | AMT | ISSUED |
|------------|-------------------|---------|------------|
| 20170573 | ADDITION | 166,500 | 03/01/2017 |
| 20162837 | DEMO POOL | 0 | 10/18/2016 |
| 20121860 | BRICK PAVER W/CON | 0 | 09/10/2012 |
| 20120293 | GAS | 700 | 02/23/2012 |
| 20120151 | REMODEL | 1,200 | 01/30/2012 |
| 20112146 | REMODEL | 68,000 | 11/10/2011 |

| SALES DATA | | | | | | |
|--------------------------------|-----------|-----------|-------|-------|--------|------------|
| OFF RECORD Number | DATE | TYPE INST | Q / U | V / I | RSN CD | SALE PRICE |
| 1754/0922 | 8/29/2011 | WD | Q | I | 02 | 310,000 |
| GRANTOR: DURRANT ROBERT E | | | | | | |
| GRANTEE: PAXTON BLAKE E & KA | | | | | | |
| 1234/1566 | 6/04/2004 | WD | Q | I | | 450,000 |
| GRANTOR: ANSLEY MARY & ABSALOM | | | | | | |
| GRANTEE: DURRANT ROBERT E & | | | | | | |

| 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 | 1.00 | UT | 2,000.00 | 2,000.00 | 100 | 1961 | 1961 | 3 | 24 | 480 | |
| 12 | 0855 | CONC PAVER | 0 | 100 | 0 | 2,089.00 | SF | 10.00 | 10.00 | 100 | 2012 | 2012 | 3 | 94 | 19,637 | |
| 13 | 0855 | CONC PAVER | 0 | 100 | 0 | 1,620.00 | SF | 10.00 | 10.00 | 100 | 2017 | 2017 | 3 | 97 | 15,714 | |
| 14 | 0855 | CONC PAVER | 0 | 100 | 5 | 205.00 | SF | 10.00 | 10.00 | 100 | 2017 | 2017 | 3 | 97 | 1,989 | |
| 16 | 0855 | CONC PAVER | 0 | 100 | 0 | 480.00 | SF | 20.00 | 20.00 | 100 | 2012 | 2012 | 3 | 94 | 9,024 | |
| 17 | 0861 | POOL GUNIT | 0 | 100 | 0 | 716.00 | SF | 85.00 | 85.00 | 100 | 2017 | 2017 | 3 | 87 | 52,948 | |
| 18 | 0857 | SANDSTONE | 0 | 100 | 0 | 1,949.00 | SF | 16.00 | 16.00 | 100 | 2017 | 2017 | 3 | 99 | 30,872 | |
| 19 | 0855 | CONC PAVER | 0 | 100 | 0 | 696.00 | SF | 10.00 | 10.00 | 100 | 2017 | 2017 | 3 | 97 | 6,751 | |
| 20 | 0462 | ST/AL FNC | 0 | 100 | 0 | 1,410.00 | SF | 10.00 | 10.00 | 100 | 2017 | 2017 | 3 | 87 | 12,267 | |
| 21 | 0600 | SUMMER KIT | 0 | 100 | 0 | 1.00 | UT | 12,500.00 | 12,500.00 | 100 | 2017 | 2017 | 3 | 82 | 10,250 | |
| TOTAL OB/XF | | | | | | | | | | | | | | | 159,932 | |

| 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 | 0003 | | 130.00 | 193.00 | 130.00 | FF | 1 | 1.21 | 1.00 | 0.91 | 2,400.00 | 2,178.00 | 283,140 | | | | | | | |