

E 150 FT OF W 180 FT OF  
S 136.5 FT OF N 1/2 OF  
OUT LOT 229

BAXTER ARTHUR S III & KATRINA/  
1806 ASH ST  
FERNANDINA BEACH, FL 32034

2023

00-00-31-1600-0229-0030



| BUILDING CHARACTERISTICS |     |                |
|--------------------------|-----|----------------|
| ELEMENT                  | CD  | CONSTRUCTION   |
| Exterior Wall            | 10  | ABOVE AVG 100  |
| Roof Structur            | 03  | GABLE/HIP 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                 |     | 3 100          |
| Bathrooms                |     | 2.5 100        |
| Frame                    | 02  | WOOD FRAME 100 |
| Stories                  | 1.5 | 1.5 100        |
| 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 | 1008.00 |                  |

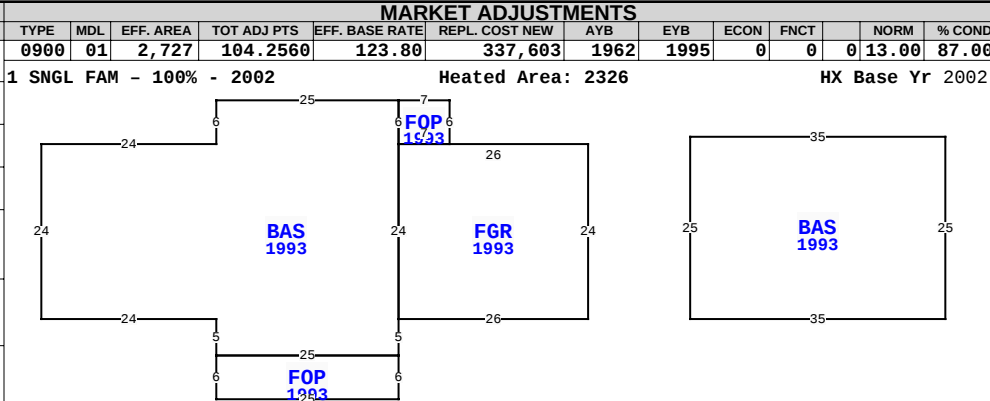
| AREA TYPE | TOTAL GROSS AREA | PCT OF BASE | TOT ADJ AREA | SUBAREA MARKET VALUE |
|-----------|------------------|-------------|--------------|----------------------|
| BAS       | 875              | 100         | 875          | 94,243               |
| BAS       | 1,451            | 100         | 1,451        | 156,282              |
| FGR       | 624              | 55          | 343          | 36,943               |
| FOP       | 42               | 30          | 13           | 1,400                |
| FOP       | 150              | 30          | 45           | 4,847                |

|        |       |  |       |         |
|--------|-------|--|-------|---------|
| TOTALS | 3,142 |  | 2,727 | 293,715 |
|--------|-------|--|-------|---------|

| EXTRA FEATURES |            |             |         |    |    |          |    |          |                |           |         |
|----------------|------------|-------------|---------|----|----|----------|----|----------|----------------|-----------|---------|
| L N            | OB/XF CODE | DESCRIPTION | BLD CAP | L  | W  | UNITS    | UT | Adj R    | ADJ UNIT PRICE | ORIG COND | YEAR ON |
| 1              | 0825       | BRICK       | 0 100   | 24 | 12 | 288.00   | SF | 12.50    | 12.50          | 100       | 1962    |
| 2              | 0500       | FP-PRE FAB  | 0 100   | 0  | 0  | 1.00     | UT | 3,500.00 | 3,500.00       | 100       | 1962    |
| 3              | 0810       | CONCRETE A  | 0 100   | 0  | 0  | 1,600.00 | SF | 6.50     | 6.50           | 100       | 1965    |
| 4              | 0825       | BRICK       | 0 100   | 35 | 3  | 105.00   | SF | 12.50    | 12.50          | 100       | 1962    |
| 5              | 0825       | BRICK       | 0 100   | 0  | 0  | 396.00   | SF | 12.50    | 12.50          | 100       | 1962    |

| LAND DESCRIPTION |          |     |                      |     |      |          |        |        |             |           |     |
|------------------|----------|-----|----------------------|-----|------|----------|--------|--------|-------------|-----------|-----|
| L N              | USE CODE | CLS | LAND USE DESCRIPTION | CAP | R D  | LOC ZONE | FRONT  | DEPTH  | TOT LND UTS | UNIT TYPE | D T |
| 1                | 000100   | C   | SFR                  | 100 | 0006 | R-1      | 137.00 | 150.00 | 137.00      | FF        | 1   |

REVIEW DATE 01/14/2021 BY TWA



| TOTAL OB/XF 7,196 |            |             |         |    |    |          |    |          |                |           |         |
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Total Acres: 0.00 Total Land Value: 283,590 Market: 0 Agricultural: 0 Common: 283,590

| NASSAU COUNTY PROPERTY    |  |  |  |  |  |           |  |  |  |  |  |
|---------------------------|--|--|--|--|--|-----------|--|--|--|--|--|
| VALUATION SUMMARY         |  |  |  |  |  |           |  |  |  |  |  |
| VALUATION BY              |  |  |  |  |  | STANDARD  |  |  |  |  |  |
| Tax Group: 2              |  |  |  |  |  | Tax Dist: |  |  |  |  |  |
| BUILDING MARKET VALUE     |  |  |  |  |  | 293,715   |  |  |  |  |  |
| TOTAL MARKET OB/XF VALUE  |  |  |  |  |  | 7,196     |  |  |  |  |  |
| TOTAL LAND VALUE - MARKET |  |  |  |  |  | 283,590   |  |  |  |  |  |
| TOTAL MARKET VALUE        |  |  |  |  |  | 584,501   |  |  |  |  |  |
| SOH/AGL Deduction         |  |  |  |  |  | 386,208   |  |  |  |  |  |
| ASSESSED VALUE            |  |  |  |  |  | 198,293   |  |  |  |  |  |
| TOTAL EXEMPTION VALUE     |  |  |  |  |  | 50,000    |  |  |  |  |  |
| BASE TAXABLE VALUE        |  |  |  |  |  | 148,293   |  |  |  |  |  |
| TOTAL JUST VALUE          |  |  |  |  |  | 584,501   |  |  |  |  |  |
| NCON VALUE                |  |  |  |  |  | 0         |  |  |  |  |  |
| INCOME VALUE              |  |  |  |  |  |           |  |  |  |  |  |
| PREVIOUS YEAR MKT VALUE   |  |  |  |  |  | 441,143   |  |  |  |  |  |

| PERMIT NUM | DESCRIPTION | AMT    | ISSUED     |
|------------|-------------|--------|------------|
| 20100832   | REMODEL     | 18,500 | 05/18/2010 |
| 20071996   | REPAIR/RRF  | 11,700 | 10/23/2007 |
| 7274       | REPAIR/RRF  | 4,395  | 08/18/1992 |

| SALES DATA                   |           |              |        |        |           |               |
|------------------------------|-----------|--------------|--------|--------|-----------|---------------|
| OFF RECORD<br>Number         | DATE      | TYPE<br>INST | Q<br>U | V<br>I | RSN<br>CD | SALE<br>PRICE |
| 1005/0630                    | 8/28/2001 | WD           | Q      | I      |           | 250,000       |
| GRANTOR: STONE HYMAN F JR    |           |              |        |        |           |               |
| GRANTEE: BAXTER ARTHUR S III |           |              |        |        |           |               |
|                              |           |              |        |        |           |               |
|                              |           |              |        |        |           |               |
|                              |           |              |        |        |           |               |

| BUILDING NOTES                                                |  |  |  |  |  |  |  |  |  |  |  |
|---------------------------------------------------------------|--|--|--|--|--|--|--|--|--|--|--|
| BUILDING DIMENSIONS                                           |  |  |  |  |  |  |  |  |  |  |  |
| BAS=[YR=1993;ORIG=0,0] W25 S6 W24 S24 E24 S5 E25 N5 N24 N6 \$ |  |  |  |  |  |  |  |  |  |  |  |
| BAS=[YR=1993;ORIG=75,30] N25 W35 S25 E35 \$                   |  |  |  |  |  |  |  |  |  |  |  |
| FGR=[YR=1993;ORIG=0,30] E26 N24 W26 S24 \$                    |  |  |  |  |  |  |  |  |  |  |  |
| FOP=[YR=1993;ORIG=-25,35] S6 E25 N6 W25 \$                    |  |  |  |  |  |  |  |  |  |  |  |
| FOP=[YR=1993;ORIG=0,6] E7 N6 W7 S6 \$                         |  |  |  |  |  |  |  |  |  |  |  |
| PTR=[ORIG=0,0] N10 S10 \$                                     |  |  |  |  |  |  |  |  |  |  |  |

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