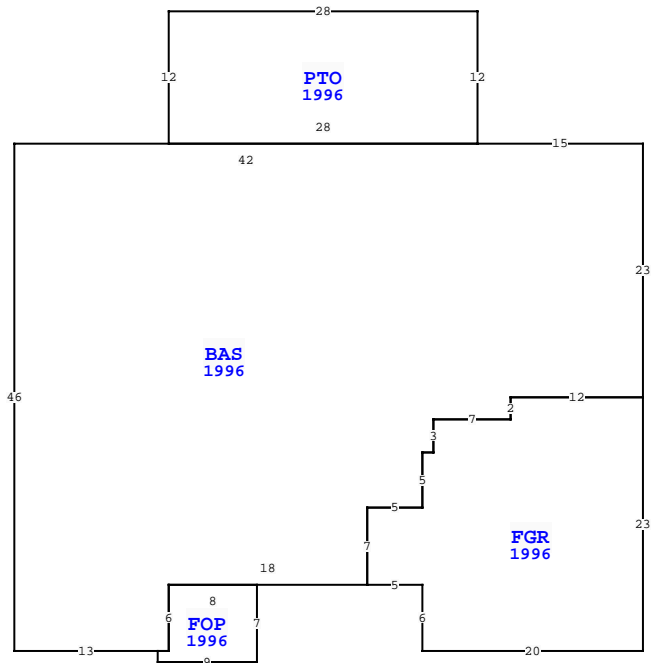


BUILDING CHARACTERISTICS		CONSTRUCTION	
ELEMENT	CD		
Exterior Wall	16	WD FR STUC	100
Roof Structur	03	GABLE/HIP	100
Roof Cover	03	COMP SHNGL	100
Interior Wall	05	DRYWALL	100
Interior Floo	14	CARPET	80
Interior Floo	12	HARDWOOD	20
Air Condition	03	CENTRAL	100
Heating Type	04	AIR DUCTED	100
Bedrooms		3	100
Bathrooms		2	100
Frame	02	WOOD FRAME	100
Stories	1.	1.	100
Units		0	100
Occupancy	00	NONE	100
Quality	05	Quality Level 05	
DOR CODE	0100	SINGLE FAMILY	
MAP NUM		MKT AREA	01
NEIGHBORHOOD/LOC	1072.00		
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA
BAS	2,008	100	2,008
FGR	476	55	262
FOP	57	30	17
PTO	336	5	17
TOTALS	2,877		2,304
			332,544

MARKET ADJUSTMENTS											
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
1	SFR CUST	- 100%	- 2021								
Heated Area: 2008						HX Base Yr 2021					



NASSAU COUNTY PROPERTY			PAGE 1 of 1
VALUATION SUMMARY			2
VALUATION BY			STANDARD
Tax Group: 2		Tax Dist:	
BUILDING MARKET VALUE			332,544
TOTAL MARKET OB/XF VALUE			12,429
TOTAL LAND VALUE - MARKET			200,000
TOTAL MARKET VALUE			544,973
SOH/AGL Deduction			404,495
ASSESSED VALUE			140,478
TOTAL EXEMPTION VALUE	HX HB		50,000
BASE TAXABLE VALUE			90,478
TOTAL JUST VALUE			544,973
NCON VALUE			0
INCOME VALUE			
PREVIOUS YEAR MKT VALUE			503,901

PERMIT NUM	DESCRIPTION	AMT	ISSUED
20173678	SCRNROOM	14,800	11/22/2017
B969570	NEW CONSTR	119,232	02/01/1996

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q / I	V / I	RSN CD	SALE PRICE
2342/0570	2/25/2020	WD Q	Q	I	01	415,000
GRANTOR: SABINO GREGORY & LAUR						
GRANTEE: ABELLA LUISA R & RO						
2072/1531	9/16/2016	WD U	I	30		57,400
GRANTOR: HAIMES LAURA						
GRANTEE: SABINO GREGORY & LA						

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	0500	FP-PRE FAB	0	100	0	1.00	UT	3,500.00	3,500.00	100	1996	1996	3	80	2,800	
2	0812	CONCRETE C	0	100	0	1,252.00	SF	4.00	4.00	100	1996	1996	3	73	3,656	
3	0810	CONCRETE A	0	100	0	165.00	SF	6.50	6.50	100	1996	1996	3	73	783	
4	0810	CONCRETE A	0	100	0	28.00	SF	6.50	6.50	100	1996	1996	3	73	133	
5	0911	SCRN RM A	0	100	28	336.00	SF	17.50	17.50	100	2018	2018	3	86	5,057	

1522 CANOPY DR, FERNANDINA BEACH

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

BUILDING NOTES	

BUILDING DIMENSIONS	
BAS=[YR=1996] W15 PTO=[YR=1996] N12 W28 S12 E28 \$ W42 S46 E13 FOP=[YR=1996] S1 E9 N7 W8 S6 W1 \$ E1 N6 E18 FGR=[YR=1996] E5 S6 E20 N23 W12 S2 W7 S3 W1 S5 W5 S7 \$ N7 E5 N5 E1 N3 E7 N2 E12 N23 \$ .	

LAND DESCRIPTION																								
TOTAL OB/XF 12,429																								
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	000140	C	SFR GOLF A	100			0.00	0.00	1.00	UT		1.00	1.00	1.00	200,000.00	200,000.00	200,000							