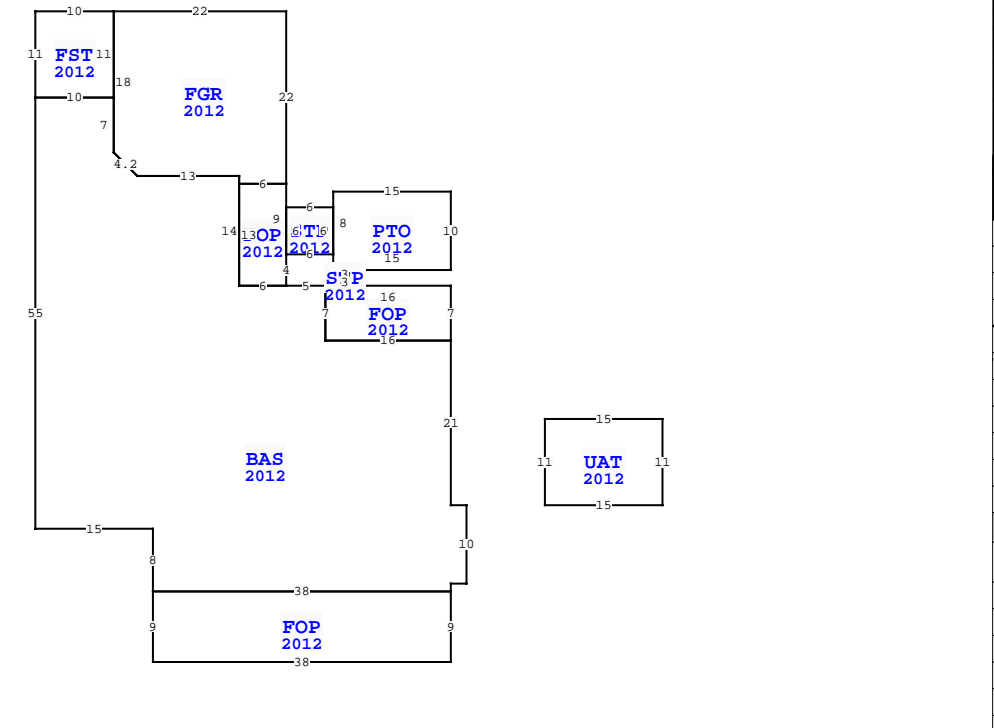


BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	10	ABOVE AVG 100
Roof Structur	08	IRREGULAR 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	12	HARDWOOD 70
Interior Floo	15	HARDTILE 30
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2.5 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100
Occupancy	00	NONE 100

MARKET ADJUSTMENTS												
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND	
0500	01	2,828	123.9744	176.66	499,594	2012	2012	0	0	0	4.50	95.50



Quality	05	Quality Level 05		
DOR CODE	0100	SINGLE FAMILY		
MAP NUM		MKT AREA 01		
NEIGHBORHOOD/LOC	1083.00			
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	2,324	100	2,324	392,083
FGR	464	55	255	43,021
FOP	78	30	23	3,880
FOP	112	30	34	5,736
FOP	342	30	103	17,377
FST	110	55	60	10,123
PTO	150	5	8	1,349
STP	6	10	1	169
STP	36	10	4	675
UAT	165	10	16	2,700
TOTALS	3,787		2,828	477,112

2621 BLACKBEARD PL, FERNANDINA BEACH

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

NASSAU COUNTY PROPERTY		PAGE 1 of 1	2
VALUATION SUMMARY			
VALUATION BY			STANDARD
Tax Group: 2	Tax Dist:		
BUILDING MARKET VALUE			477,112
TOTAL MARKET OB/XF VALUE			34,655
TOTAL LAND VALUE - MARKET			275,000
TOTAL MARKET VALUE			786,767
SOH/AGL Deduction			392,818
ASSESSED VALUE			393,949
TOTAL EXEMPTION VALUE	HX HB	50,000	
BASE TAXABLE VALUE			343,949
TOTAL JUST VALUE			786,767
NCON VALUE			0
INCOME VALUE			
PREVIOUS YEAR MKT VALUE			636,777

PERMIT NUM	DESCRIPTION	AMT	ISSUED
20120706	WOOD & VINYL FENC	0	04/23/2012
20111458	NEW CONSTR SFR	315,284	08/24/2011

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2531/0068	1/19/2022	WD	U	I	11	100

GRANTOR: MALONE JEFFREY W  
GRANTEE: MALONE JEFFREY W &  
2394/1184 9/22/2020 FJ U I 11 0  
GRANTOR: CLERK OF COURT  
GRANTEE: MALONE JEFFREY W

BUILDING NOTES	

BUILDING DIMENSIONS	
BAS=[YR=2012] W2N21 FOP=[YR=2012] N7W16S7 E16S W16N7W5 FOP=[YR=2012] N4 STP=[YR=2012] E6 PTO=[YR=2012] S2 STP=[YR=2012] S2E3N2W3S E15N10W15S8S N6W6S6S N9 FGR=[YR=2012] N22 W22 FST=[YR=2012] W10 S11E10N11S S18 D3 R3 E13S1E6S W6S13E6S W6N14W13 U3 L3 N7 W10 S55E15S8 FOP=[YR=2012] S9E38N9W38S E38N1E2N10S PTR=E10 UAT=[YR=2012] E15N11W15S11S W10S.	

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	0810	CONCRETE A	0 100	0	0	1,691.00	SF	7.02	7.02	100	2012	2012	3	94	11,159	
2	0825	BRICK	0 100	25	3	75.00	SF	12.50	12.50	100	2012	2012	3	98	919	
3	0920	CWALL-WD/M	0 100	0	0	92.00	LF	390.00	390.00	100	2012	2012	3	60	21,528	
4	0479	VF PICKET	0 100	0	0	85.00	LF	10.00	10.00	100	2012	2012	3	85	723	
5	0476	VF 6 SBPL	0 100	0	0	12.00	LF	32.00	32.00	100	2012	2012	3	85	326	

LAND DESCRIPTION		TOTAL OB/XF 34,655																						
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPHT 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	R-1	0.00	0.00	1.00	LT		1.00	1.00	1.10	250,000.00	275,000.00	275,000							