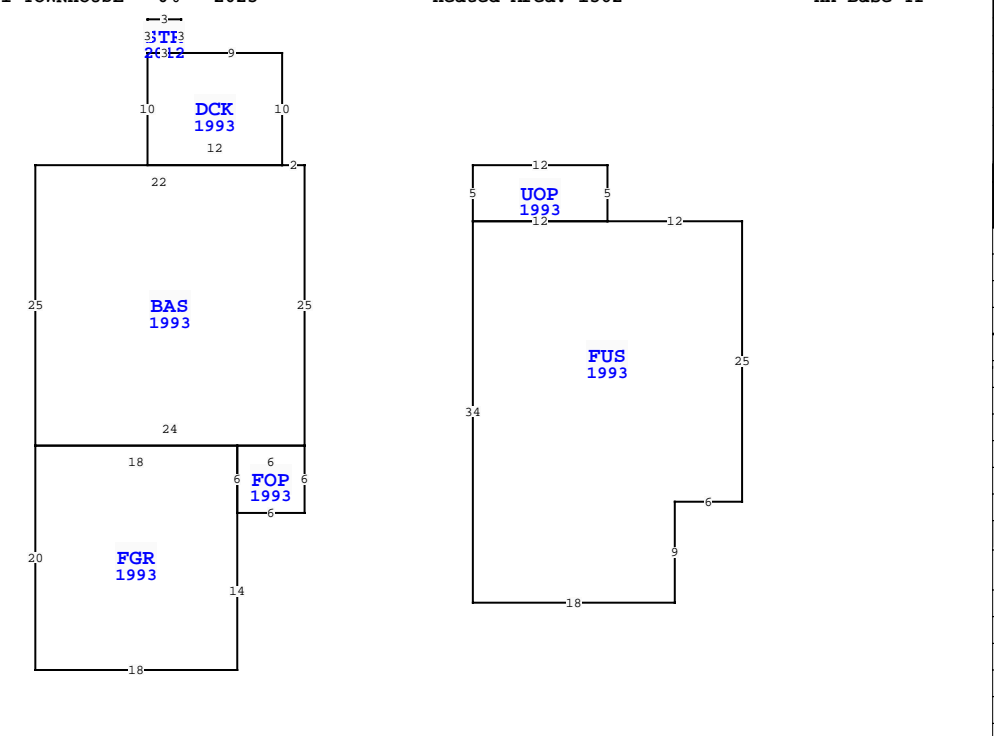


BUILDING CHARACTERISTICS	
ELEMENT	CD
Exterior Wall	05 AVERAGE 60
Exterior Wall	15 CONC BLOCK 40
Roof Structure	03 GABLE/HIP 100
Roof Cover	03 COMP SHNGL 100
Interior Wall	05 DRYWALL 100
Interior Floor	14 CARPET 100
Air Condition	03 CENTRAL 100
Heating Type	04 AIR DUCTED 100
Bedrooms	3 100
Bathrooms	2.5 100
Frame	02 WOOD FRAME 100
Stories	2. 2. 100
Units	0 100
BUD8 Adjustme	02 DIST FB 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		
1	TOWNHOUSE	- 0%	- 2023									Heated Area: 1362	HX Base Yr



Quality	04 Quality Level 04			
DOR CODE	0100 SINGLE FAMILY			
MAP NUM	MKT AREA 01			
NEIGHBORHOOD/LOC	1069.00			
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	600	100	600	67,463
DCK	120	10	12	1,349
FGR	360	55	198	22,263
FOP	36	30	11	1,237
FUS	762	100	762	85,678
STR	9	10	1	112
UOP	60	20	12	1,349
TOTALS	1,947		1,596	179,452

3165 1ST AV, FERNANDINA BEACH

BLD DATE	09/25/2012	KK	LGL DATE
XF DATE			LAND DATE
INC DATE			AG DATE

NASSAU COUNTY PROPERTY		PAGE 1 of 1	2
VALUATION SUMMARY			
VALUATION BY	Tax Group: 2	Tax Dist:	STANDARD
BUILDING MARKET VALUE			179,452
TOTAL MARKET OB/XF VALUE			0
TOTAL LAND VALUE - MARKET			200,000
TOTAL MARKET VALUE			379,452
SOH/AGL Deduction			0
ASSESSED VALUE			379,452
TOTAL EXEMPTION VALUE			0
BASE TAXABLE VALUE			379,452
TOTAL JUST VALUE			379,452
NCON VALUE			0
INCOME VALUE			
PREVIOUS YEAR MKT VALUE			296,584

PERMIT NUM	DESCRIPTION	AMT	ISSUED
20130710	H/AC	6,635	04/05/2013
20111703	ELEC OTHER	500	09/27/2011
20091031	H/AC	3,000	08/05/2009
20052585	REPAIR/RRF	2,000	08/31/2005
B033231	REMODEL	2,000	06/12/2003

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2541/1740	2/17/2022	QC	U	I	11	143,200
GRANTOR: HUBER MARIE ELIZABETH						
GRANTEE: MACK STANLEY MICHAEL						
2263/1863	3/22/2019	WD	Q	I	01	310,000
GRANTOR: BATCHELOR LIVING TRUS						
GRANTEE: HUBER MARIE E & STA						

BUILDING NOTES	

BUILDING DIMENSIONS	
BAS=[YR=1993] W2 DCK=[YR=1993] N10 W9 STR=[YR=2012] N3 W3 S3 E3\$ W3 S10 E12\$ W22 S25 FGR=[YR=1993] S20 E18 N14 FOP=[YR=1993] E6 N6 W6 S6\$ N6 W18\$ E24 N25\$ PTR= E15 UOP=[YR=1993] E12 S5 FUS=[YR=1993] E12 S25 W6 S9 W18 N34 E12\$ W12 N5\$ W15\$.	

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

LAND DESCRIPTION		TOTAL OB/XF														0								
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	0	0006		0.00	0.00	1.00	LT		1.00	1.00	1.00	200,000.00	200,000.00	200,000							