



BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	16	WD FR STUC 80
Exterior Wall	23	REINF CONC 20
Roof Structur	08	IRREGULAR 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	15	HARDTILE 60
Interior Floo	14	CARPET 40
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

Quality	05	Quality Level 05
DOR CODE	0100	SINGLE FAMILY

MAP NUM		MKT AREA	01
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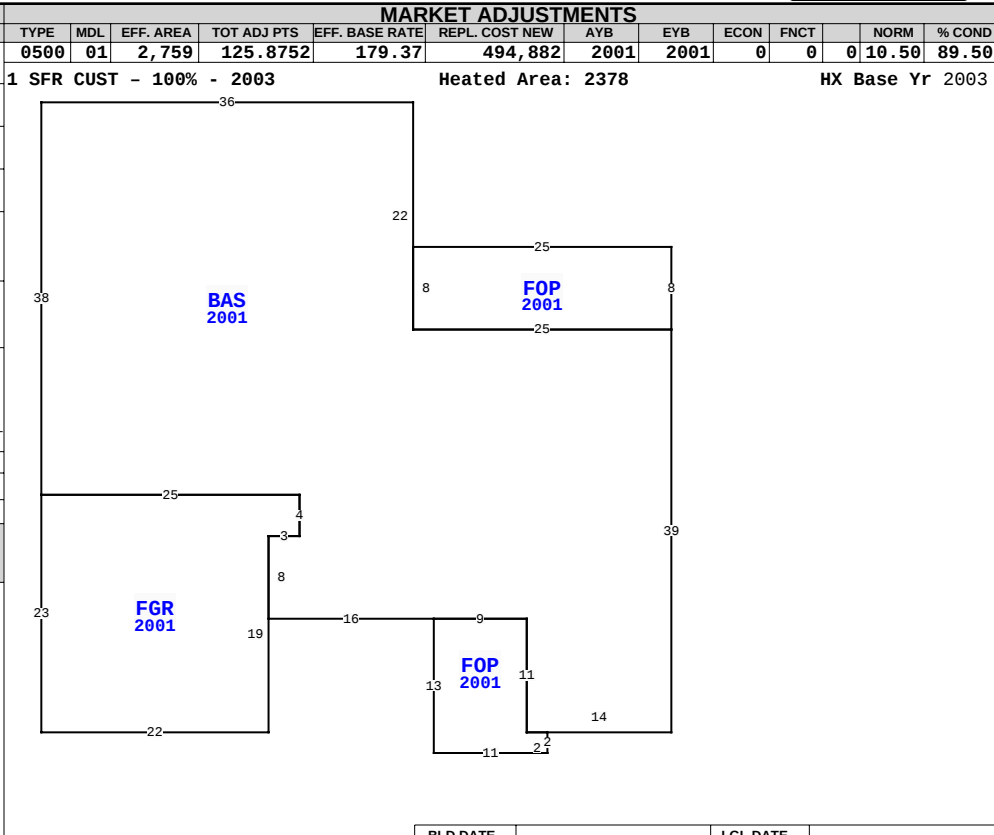
NEIGHBORHOOD/LOC	1080.00
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AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	2,378	100	2,378	381,755
FGR	518	55	285	45,752
FOP	121	30	36	5,779
FOP	200	30	60	9,632

TOTALS	3,217		2,759	442,919
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EXTRA FEATURES									
L N	OB/XF CODE	DESCRIPTION	BLD CAP	L	W	UNITS	UT	Adj R	NOTES
1	0877	JACUZZI	0 100	0	0	1.00	UT	1,000.00	
2	0810	CONCRETE A	0 100	0	0	1,190.00	SF	6.50	
3	0810	CONCRETE A	0 100	57	3	171.00	SF	6.50	
4	0819	CONC 12"	0 100	4	5	20.00	SF	9.50	
5	0819	CONC 12"	0 100	5	5	25.00	SF	9.50	
6	0810	CONCRETE A	0 100	0	0	385.00	SF	6.50	
7	0910	SCRN RM L	0 100	0	0	476.00	SF	15.00	
8	1242	WD DECK A	0 100	4	4	16.00	SF	10.50	

LAND DESCRIPTION									
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS
1	000100	C	SFR	100		R-1A	0.00	0.00	1.00



2774 JEAN LAFITTE DR, FERNANDINA BEACH
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BLD DATE	XF DATE	INC DATE	LGL DATE	LAND DATE	AG DATE

TOTAL OB/XF										11,319		
LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPTH FACT	% COND	TOT ADJ	UNIT PRICE	ADJ UNIT PRICE	LA VA	
R-1A	0.00	0.00	1.00	LT		1.00	1.00	1.00	225,000.00	225,000.00	2	

NASSAU COUNTY PROPERTY			
PAGE 1 of 1			
VALUATION SUMMARY			
VALUATION BY	STANDARD		
Tax Group: 2	Tax Dist:		
BUILDING MARKET VALUE	442,919		
TOTAL MARKET OB/XF VALUE	11,319		
TOTAL LAND VALUE - MARKET	225,000		
TOTAL MARKET VALUE	679,238		
SOH/AGL Deduction	322,134		
ASSESSED VALUE	357,104		
TOTAL EXEMPTION VALUE	50,000		
BASE TAXABLE VALUE	307,104		
TOTAL JUST VALUE	679,238		
NCON VALUE	0		
INCOME VALUE			
PREVIOUS YEAR MKT VALUE	558,868		

PERMIT NUM	DESCRIPTION	AMT	ISSUED
20100546	H/AC	6,500	04/01/2010
20012375	XFOB	3,000	10/29/2001
20010456	NEW CONSTR	201,314	03/14/2001

SALES DATA					
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD
0928/1864	4/18/2000	WD	Q	V	
GRANTOR: BRYLEN HOMES					74,000
GRANTEE: PAYNE DAVID A & BEV					
0928/1862	4/18/2000	WD	U	V	19
GRANTOR: RIVER OAKS JOINT VENT					39,700
GRANTEE: BRYLEN HOMES					

BUILDING NOTES									
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BUILDING DIMENSIONS									
BAS=[YR=2001] W36 S38 FGR=[YR=2001] S23 E22 N19 E3 N4 W25 \$ E25 S4 W3 S8 E16 FOP=[YR=2001] S13 E11 N2 W2 N11 W9 \$ E9 S11 E14 N39 FOP=[YR=2001] N8 W25 S8 E25 \$ W25 N22 \$.									