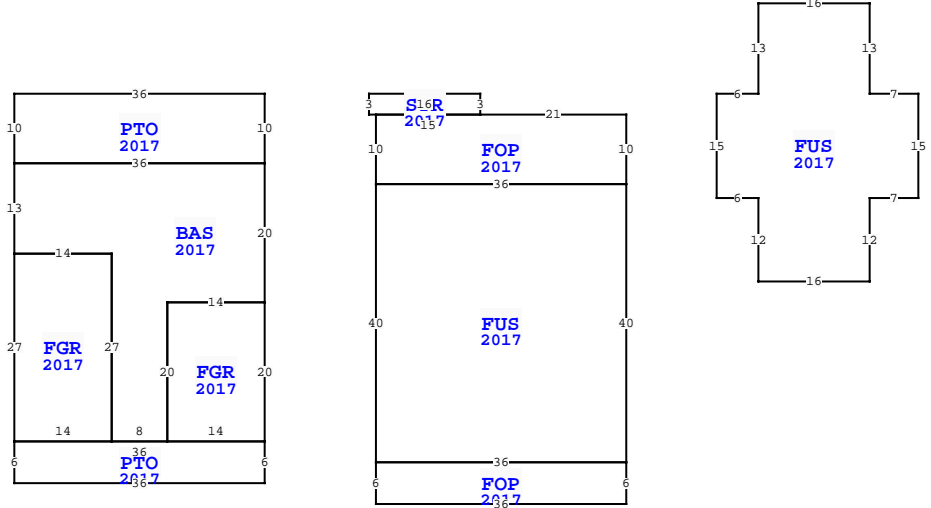


BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	10	ABOVE AVG 100
Roof Structur	08	IRREGULAR 100
Roof Cover	11	SLATE 100
Interior Wall	05	DRYWALL 100
Interior Floo	12	HARDWOOD 70
Interior Floo	11	CLAY TILE 30
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms	4	100
Bathrooms	4.5	100
Frame	02	WOOD FRAME 100
Stories	2.5	2.5 100
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	3,626	116.4600	165.96	601,771	2017	2017	0	0	2.00	98.00		
1 SFR CUST - 100% - 2018 Heated Area: 3057 HX Base Yr 2018													



Quality	03	Quality Level 03		
DOR CODE	0100	SINGLE FAMILY		
MAP NUM		MKT AREA 01		
NEIGHBORHOOD/LOC	1023.00			
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	782	100	782	127,185
FGR	280	55	154	25,047
FGR	378	55	208	33,830
FOP	216	30	65	10,571
FOP	360	30	108	17,566
FUS	835	100	835	135,805
FUS	1,440	100	1,440	234,202
PTO	216	5	11	1,789
PTO	360	5	18	2,927
STR	48	10	5	813
TOTALS	4,915		3,626	589,736

738 KINGFISHER WAY, 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		589,736		
TOTAL MARKET OB/XF VALUE		68,430		
TOTAL LAND VALUE - MARKET		225,000		
TOTAL MARKET VALUE		883,166		
SOH/AGL Deduction		265,342		
ASSESSED VALUE		617,824		
TOTAL EXEMPTION VALUE		HX HB 50,000		
BASE TAXABLE VALUE		567,824		
TOTAL JUST VALUE		883,166		
NCON VALUE		0		
INCOME VALUE				
PREVIOUS YEAR MKT VALUE		760,243		

PERMIT NUM	DESCRIPTION	AMT	ISSUED
20162703	CO ISSUED	0	06/02/2017
20160269	SWIM POOL	35,000	01/30/2017
20162703	NEW CONSTR	344,539	10/03/2016

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2053/1662	6/15/2016	WD	Q	V	01	145,000
GRANTOR: OSPREY DEVELOPMENT CO						
GRANTEE: BOCIAN JAMES R						
1421/1196	1/17/2006	MS	U	V	03	100
GRANTOR: CITY OF FERNANDINA BE						
GRANTEE: OSPREY DEVELOPMENT						

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	0855	CONC PAVER	0	100	0	0			1,372.00	SF	2017	2017	3	97	13,308	
2	0855	CONC PAVER	0	100	0	0			486.00	SF	2017	2017	3	97	4,714	
3	0861	POOL GUNIT	0	100	0	0			640.00	SF	2017	2017	3	87	47,328	
4	0476	VF 6 SBPL	0	100	0	0			48.00	LF	2017	2017	3	94	1,444	
5	0470	VNYL GATE	0	100	0	0			1.00	UT	2017	2017	3	94	282	
6	0478	VF 6 SLAT	0	100	0	0			96.00	LF	2017	2017	3	94	1,354	

BUILDING NOTES	

BUILDING DIMENSIONS	
PTO=[YR=2017] W36 S10 BAS=[YR=2017] S13 FGR=[YR=2017] S27	
PTO=[YR=2017] S6 E36 N6 FGR=[YR=2017] N20 W14 S20 E14\$ W36\$	
E14 N27 W14\$ E14 S27 E8 N20 E14 N20 W36\$ E36 N10\$ PTR=E15	
STR=[YR=2017] E16 S3 FOP=[YR=2017] E21 S10 FUS=[YR=2017] S40	
FOP=[YR=2017] S6 W36 N6 E36\$ W36 N40 E36\$ W36 N10 E15\$ W16	
N3\$ W15\$ PTR=E65 FUS=[YR=2017] E6 N13 E16 S13 E7 S15 W7 S12	
W16 N12 W6 N15\$ W65\$.	

LAND DESCRIPTION																	TOTAL OB/XF									
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	100	0003	R-2	60.00	110.00	1.00	LT		1.00	1.00	1.00	225,000.00	225,000.00	225,000									