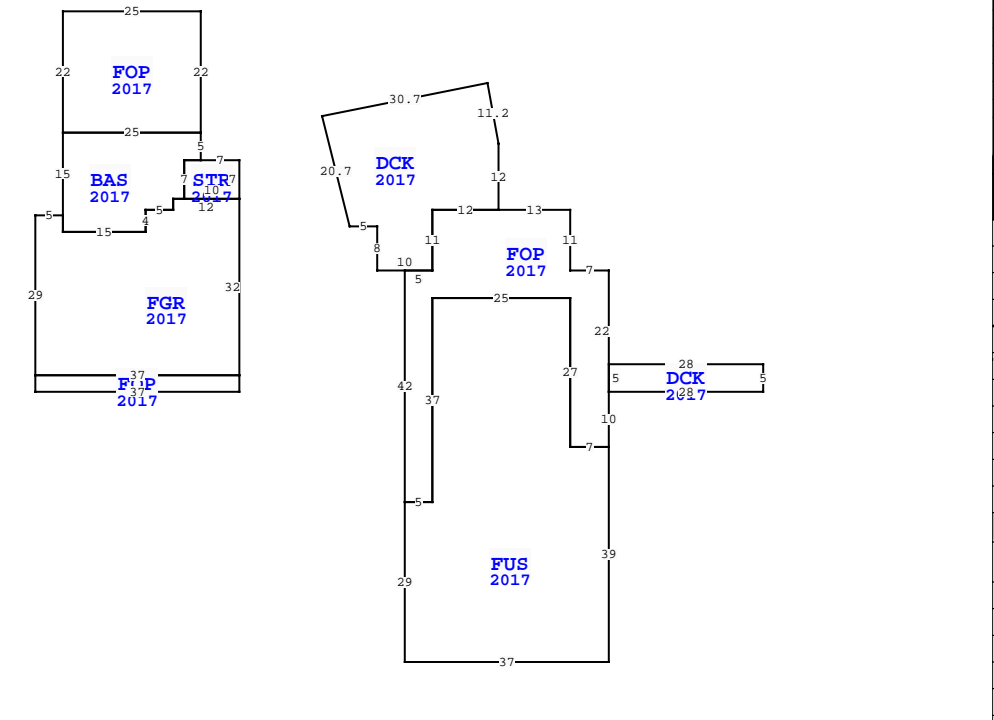


BUILDING CHARACTERISTICS	
ELEMENT	CD CONSTRUCTION
Exterior Wall	10 ABOVE AVG 60
Exterior Wall	25 MOD METAL 40
Roof Structure	03 GABLE/HIP 100
Roof Cover	12 MODULAR MT 100
Interior Wall	05 DRYWALL 100
Interior Floor	12 HARDWOOD 60
Interior Floor	14 CARPET 40
Air Condition	03 CENTRAL 100
Heating Type	04 AIR DUCTED 100
Bedrooms	3 100
Bathrooms	2.5 100
Frame	02 WOOD FRAME 100
Stories	2. 2.100
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	3,576	97.9200	139.54	498,995	2017	2017	0	0	0	2.20 97.80



Quality	03 Quality Level 03			
DOR CODE	0100 SINGLE FAMILY			
MAP NUM	MKT AREA 01			
NEIGHBORHOOD/LOC	1039.00			
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	379	100	379	51,723
DCK	140	10	14	1,911
DCK	725	10	72	9,826
FGR	1,069	55	588	80,245
FOP	111	30	33	4,504
FOP	550	30	165	22,517
FOP	834	30	250	34,118
FUS	2,068	100	2,068	282,220
STR	70	10	7	956
TOTALS	5,946		3,576	488,017

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	2017	2017	3	98	3,430	
2	0811	CONCRETE B	0	100	0	925.00	SF	5.20	5.20	100	2017	2017	3	97	4,666	
3	0810	CONCRETE A	0	100	5	25.00	SF	6.50	6.50	100	2017	2017	3	97	158	
4	1126	CB/STC 8"	0	100	0	200.00	SF	8.00	8.00	100	2017	2017	3	97	1,552	

2806 SUWANEE AVE, FERNANDINA BEACH											
BLD DATE		LGL DATE									
XF DATE		LAND DATE									
INC DATE		AG DATE									

NASSAU COUNTY PROPERTY			
VALUATION SUMMARY			PAGE 1 of 1
VALUATION BY			STANDARD
Tax Group: 2	Tax Dist:		
BUILDING MARKET VALUE			488,017
TOTAL MARKET OB/XF VALUE			9,806
TOTAL LAND VALUE - MARKET			350,000
TOTAL MARKET VALUE			847,823
SOH/AGL Deduction			181,176
ASSESSED VALUE			666,647
TOTAL EXEMPTION VALUE	HX HB	50,000	
BASE TAXABLE VALUE			616,647
TOTAL JUST VALUE			847,823
NCON VALUE			0
INCOME VALUE			
PREVIOUS YEAR MKT VALUE			702,628

PERMIT NUM	DESCRIPTION	AMT	ISSUED
20170167	NEW CONSTR	359,411	01/18/2017

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2303/0443	9/11/2019	WD Q	Q	V	01	90,000
GRANTOR: PHOENIX INVESTMENTS L						
GRANTEE: KELLNER DENNIS & TA						
2028/0767	2/11/2016	WD Q	Q	V	01	172,000
GRANTOR: HARRIS WILLIAM W & PA						
GRANTEE: KELLNER DENNIS & TA						

BUILDING NOTES

BUILDING DIMENSIONS
STR=[YR=2017] W7 BAS=[YR=2017] N5 FOP=[YR=2017] N22 W25 S22 E25\$ W25 S15 FGR=[YR=2017] W5 S29 FOP=[YR=2017] S3 E37 N3 W37\$ E37 N32 W12 S2 W5 S4 W15 N3\$ S3 E15 N4 E5 N2 E2 N7 E3\$ W3 S7 E10 N7\$ PTR=E30 S20 FOP=[YR=2017] S42 FUS=[YR=2017] S29 E37 N39 W7 N27 W25 S37 W5\$ E5 N37 E25 S27 E7 N10 DCK=[YR=2017] E28 N5 W28 S5\$ N22 W7 N11 W13 DCK=[YR=2017] N12 U11 L2 L30 D6 D20 R5 E5 S8 E10 N11 E12\$ W12 S11 W5\$ W30 N20\$.

LAND DESCRIPTION																								
TOTAL OB/XF 9,806																								
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			100.00	150.00	100.00	FF		1.00	1.00	1.00	2,000.00	2,000.00	200,000							
2	000100	C	SFR	100		R-1	125.00	100.00	125.00	FF		1.00	1.00	0.80	1,500.00	1,200.00	150,000							