

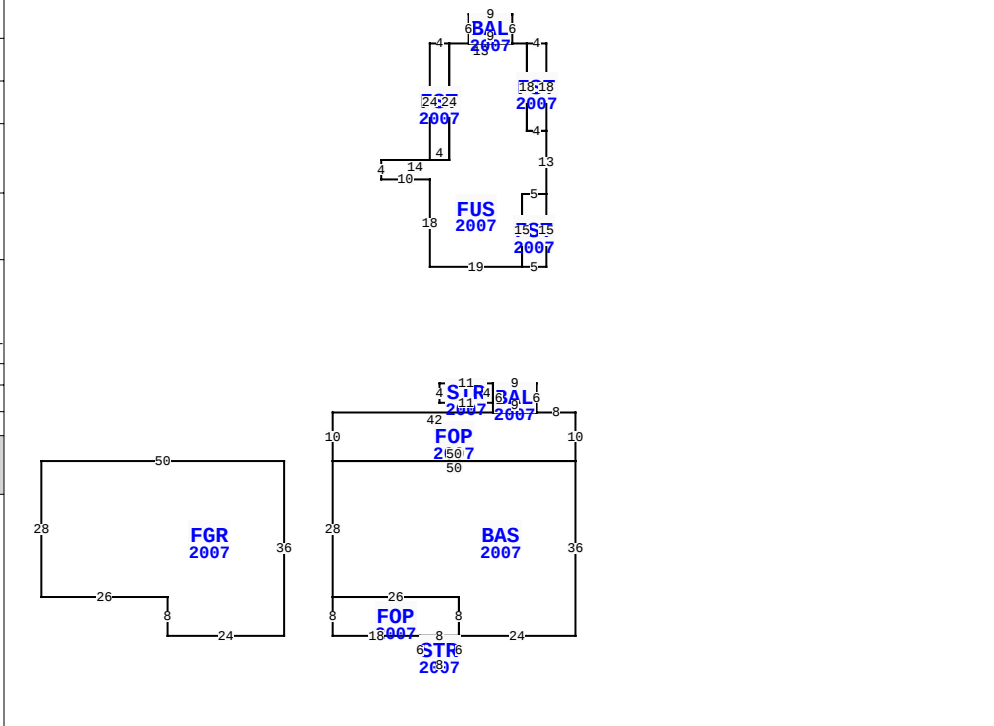


BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	10	ABOVE AVG 60
Exterior Wall	23	REINF CONC 40
Roof Structur	03	GABLE/HIP 100
Roof Cover	11	SLATE 100
Interior Wall	05	DRYWALL 100
Interior Floo	12	HARDWOOD 80
Interior Floo	15	HARDTILE 20
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	02	WOOD FRAME 100
Stories	2.5	2.5 100
Units		0 100
Occupancy	00	NONE 100

Quality	04	Quality Level 04
DOR CODE	0100	SINGLE FAMILY
MAP NUM		MKT AREA 01
NEIGHBORHOOD/LOC	1005.00	

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAL	54	15	8	757
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BAS	1,592	100	1,592	150,681
FGR	1,592	55	876	82,913
FOP	208	30	62	5,868
FOP	500	30	150	14,197
FST	72	55	40	3,786
FST	75	55	41	3,881
FST	96	55	53	5,017
FUS	901	100	901	85,279
TOTALS	5,236		3,740	353,987

MARKET ADJUSTMENTS											
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
0900	01	3,740	117.5580	139.60	522,104	2007	2007	25	0	0	7.20
1 SNGL FAM - 100% - 2008											
Heated Area: 2493											
HX Base Yr 2008											



** This building has 12 Sub-Areas

409 N 3RD ST, FERNANDINA BEACH

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	0		1.00	UT 3,500.00	3,500.00	100	2007	2007	3	92	3,220
2	0877	JACUZZI	0	100	0	0		1.00	UT 1,000.00	1,000.00	100	2007	2007	3	35	350
3	0810	CONCRETE A	0	100	0	0		1,737.00	SF 6.50	6.50	100	2007	2007	3	89	10,049
4	1131	REINFR 8	0	100	20	5		100.00	SF 9.45	9.45	100	2007	2007	3	97	917
5	0825	BRICK	0	100	20	4		80.00	SF 12.50	12.50	100	2007	2007	3	97	970
6	1242	WD DECK A	0	100	20	4		80.00	SF 10.00	10.00	100	2007	2007	3	35	280

LAND DESCRIPTION									TOTAL OB/XF							15,786		
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	LA VA	
1	000100	C	SFR	100	0006	MU-1	100.00	100.00	100.00	FF		1.00	1.00	1.00	3,000.00	3,000.00	3	
REVIEW DATE		06/08/2018		BY		DJX		Total Acres: 0.00		Total Land Value: 300,000				Market: 0		Agricultural: 0		

NASSAU COUNTY PROPERTY												PAGE 1 of 1 2											
VALUATION SUMMARY												STANDARD											
VALUATION BY												STANDARD											
Tax Group: 2												Tax Dist:											
BUILDING MARKET VALUE												353,987											
TOTAL MARKET OB/XF VALUE												15,786											
TOTAL LAND VALUE - MARKET												300,000											
TOTAL MARKET VALUE												669,773											
SOH/AGL Deduction												393,719											
ASSESSED VALUE												276,054											
TOTAL EXEMPTION VALUE												50,000											
BASE TAXABLE VALUE												226,054											
TOTAL JUST VALUE												669,773											
NCON VALUE												0											
INCOME VALUE																							
PREVIOUS YEAR MKT VALUE												471,775											

PERMIT NUM	DESCRIPTION	AMT	ISSUED
20062176	GAS	695	09/19/2006
20061373	H/AC	9,000	06/19/2006
20060842	NEW CONSTR	6,900	04/24/2006
20060630	NEW CONSTR	6,500	03/29/2006
20060614	NEW CONSTR	297,547	03/24/2006
20060479	DEMOLITION	0	03/07/2006

SALES DATA							
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE	
1293/0393	2/07/2005	WD	Q	V		170,000	
GRANTOR:HARBOR VIEW HOUSE INC							
GRANTEE:STEFFEN SCOTT W & A							
0926/0549	3/29/2000	QC	U	I	06	41,800	
GRANTOR:DOULET CLAYTON J							
GRANTEE:HARBOR VIEW HOUSE I							

BUILDING NOTES											
BUILDING DIMENSIONS											
FGR=[YR=2007] W50S28E26S8E24N36S PTR=E10N10 FOP=[YR=2007] S10											
BAS=[YR=2007] S28 FOP=[YR=2007] S8E18 STR=[YR=2007]											
S6E8N6W8\$E8 N8W26\$ E26 S8E24N36W50\$E50N10 W8 BAL=[YR=2007]											
N6W9 STR=[YR=2007] W11S4E11 N4\$S6 E9 \$W42\$ S10W10\$ PTR=E30											
N40 FUS=[YR=2007] E19 FST=[YR=2007] E5N15 W5 S15\$N15E5N13											
FST=[YR=2007] N18W4 S18 E4\$W4N18W3 BAL=[YR=2007] N6W9S6E9\$											
W13 FST=[YR=2007] W4S24E4N24\$ S24 W14S4E10S18\$ S40W30\$.											