



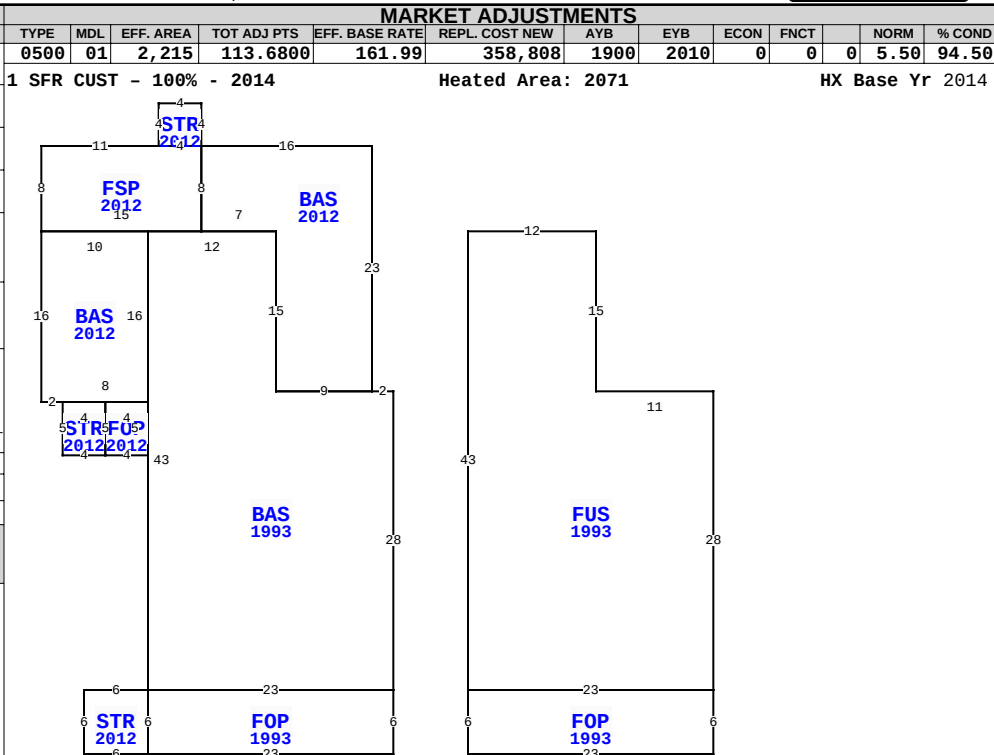
BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	31	HARDIE BRD 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floop	12	HARDWOOD 100
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms	2	100
Bathrooms	3	100
Frame	02	WOOD FRAME 100
Stories	2.	2. 100
Units	0	100
BUD8 Adjustme	02	DIST FB 100
Occupancy	00	NONE 100

Quality	03	Quality Level 03
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
BAS	824	100	824	126,139
BAS	160	100	160	24,493
BAS	263	100	263	40,260
FOP	138	30	41	6,277
FOP	138	30	41	6,277
FOP	20	30	6	919
FSP	120	40	48	7,348
FUS	824	100	824	126,139
STR	16	10	2	306
STR	20	10	2	306
TOTALS	2,559		2,215	339,074

EXTRA FEATURES		
L N	OB/XF CODE	DESCRIPTION
1	0940	SHEDS/PORT
8	1242	WD DECK A

LAND DESCRIPTION		
L N	USE CODE	CLS
1	000100	C



** This building has 11 Sub-Areas

210 N 3RD ST, FERNANDINA BEACH

BLD DATE	08/13/2014	KK	LGL DATE	
XF DATE			LAND DATE	
INC DATE			AG DATE	

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	0940	SHEDS/PORT	0	100	9	15		135.00	SF	33.00				2,228	
8	1242	WD DECK A	0	100	22	10		220.00	SF	10.00				1,540	

TOTAL OB/XF													3,768		
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			
03	R-2	50.00	113.00	50.00	FF		1.00	1.00	1.05	3,200.00	3,360.00	168,000			

NASSAU COUNTY PROPERTY				PAGE 1 of 2	2
VALUATION SUMMARY				STANDARD	
VALUATION BY		Tax Group: 2		Tax Dist:	
BUILDING MARKET VALUE				445,964	
TOTAL MARKET OB/XF VALUE				3,768	
TOTAL LAND VALUE - MARKET				168,000	
TOTAL MARKET VALUE				617,732	
SOH/AGL Deduction				176,834	
ASSESSED VALUE				440,898	
TOTAL EXEMPTION VALUE		HX HB		50,000	
BASE TAXABLE VALUE				390,898	
TOTAL JUST VALUE				617,732	
NCON VALUE				0	
INCOME VALUE					
PREVIOUS YEAR MKT VALUE				599,717	

PERMIT NUM	DESCRIPTION	AMT	ISSUED
20140947	DECK10X22	5,000	05/09/2014
20120552	RE-ROOF	2,000	04/03/2012
20120480	GAS	350	03/22/2012
20120315	RE-PIPE	6,500	02/28/2012
20120308	WIRING & FIXT.REM	7,000	02/27/2012
20120246	H/AC	13,000	02/14/2012

SALES DATA					
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD
1555/0248	3/10/2008	WD	Q	I	
					SALE PRICE
					265,000
GRANTOR: HOWARD KENNETH W					
GRANTEE: ROSS RONALD J & FAI					
1393/1870	3/07/2006	WD	Q	I	
					309,000
GRANTOR: STROZINSKY JAMES J &					
GRANTEE: HOWARD KENNETH W					

BUILDING NOTES		
BUILDING DIMENSIONS		
BAS=[YR=1993] W2 BAS=[YR=2012] N23W16 STR=[YR=2012] N4W4S4		
FSP=[YR=2012] W11S8 BAS=[YR=2012] S16E2 STR=[YR=2012] S5E4		
FOP=[YR=2012] E4N5W4S5\$ N5W4\$ E8N16 W10\$		
E15N8W4\$E4\$S8E7S15E9\$ W9 N15W12S43 STR=[YR=2012] W6S6E6		
FOP=[YR=1993] E23N6W23S6\$N6\$ E23N28\$ PTR=E30 FUS=[YR=1993]		
S28 FOP=[YR=1993] S6 W23N6E23\$ W23N43E12S15E11\$ W30 \$.		

ROSS RONALD J/RICKETTS-ROSS FAITH A
210 N 3RD ST
FERNANDINA BEACH, FL 32034

00-00-31-1800-0016-0022

[illegible]