

BUILDING CHARACTERISTICS	
ELEMENT	CD
Exterior Wall	26 AL SIDING 90
Exterior Wall	10 ABOVE AVG 10
Roof Structure	04 WOOD TRUSS 100
Roof Cover	03 COMP SHNGL 100
Interior Wall	03 PLASTER 100
Interior Floor	12 HARDWOOD 80
Interior Floor	14 CARPET 20
Air Condition	03 CENTRAL 100
Heating Type	04 AIR DUCTED 100
Fixtures	8 100
Frame	02 WOOD FRAME 100
Story Height	9 100
RMS	6 100
Stories	1. 1. 100
Units	0 100
BUD8 Adjustme	02 DIST FB 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	
1	OFFICE 1&2	- 0%	- 0									
Heated Area: 1344 HX Base Yr												

406 ASH ST, FERNANDINA BEACH

BLD DATE	01/07/2022	KK	LGL DATE	
XF DATE	01/07/2022	KK	LAND DATE	01/07/2022
INC DATE			AG DATE	

Quality				
Quality		03 Quality Level 03		
DOR CODE		1700 OFFICE BUILDINGS		
MAP NUM		MKT AREA		01
NEIGHBORHOOD/LOC 1005.00				
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,344	100	1,344	63,076
CAN	168	30	50	2,347
TOTALS			1,394	65,422

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	0819	CONC 12"	0	0	5	6		30.00	SF 9.50	100	1950	1950	3	20	57	
2	0810	CONCRETE A	0	0	5	6		30.00	SF 6.50	100	1950	1950	3	20	39	
3	1242	WD DECK A	0	0	4	4		16.00	SF 10.00	100	2000	2000	3	20	32	
4	0422	CL FNC 4'	0	0	0	0		138.00	LF 15.00	100	1980	1980	3	20	414	

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	001700	C	1STORY OFF	0	0003	C-3	50.00	100.00	5,000.00	SF		1.00	1.00	1.00	45.00	45.00	225,000							

NASSAU COUNTY PROPERTY			
VALUATION SUMMARY			PAGE 1 of 1
VALUATION BY		STANDARD	
Tax Group: 2		Tax Dist:	
BUILDING MARKET VALUE		65,422	
TOTAL MARKET OB/XF VALUE		542	
TOTAL LAND VALUE - MARKET		225,000	
TOTAL MARKET VALUE		290,964	
SOH/AGL Deduction		38,125	
ASSESSED VALUE		252,839	
TOTAL EXEMPTION VALUE		0	
BASE TAXABLE VALUE		252,839	
TOTAL JUST VALUE		290,964	
NCON VALUE		0	
INCOME VALUE			
PREVIOUS YEAR MKT VALUE		280,484	

PERMIT NUM	DESCRIPTION	AMT	ISSUED
20170580	REPAIR/RRF	1,400	03/01/2017
20141013	H/AC	4,475	05/16/2014
B8912	REMODEL	5,000	02/28/1995
8035	REMODEL	3,000	12/14/1993

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2176/0345	2/08/2018	QC	U	I	11	100
GRANTOR: TOMASSETTI A JEFFREY						
GRANTEE: LLMM LLC						
2096/0839	1/24/2017	WD	U	I	30	125,000
GRANTOR: MORISSEY BRIAN D & A						
GRANTEE: TOMASSETTI A JEFFREY						

BUILDING NOTES																

BUILDING DIMENSIONS																
BAS=[YR=1993] W20 S16 W12 S32 E2 CAN=[YR=1993] S6 E28 N6 W28\$ E30 N48 \$.																