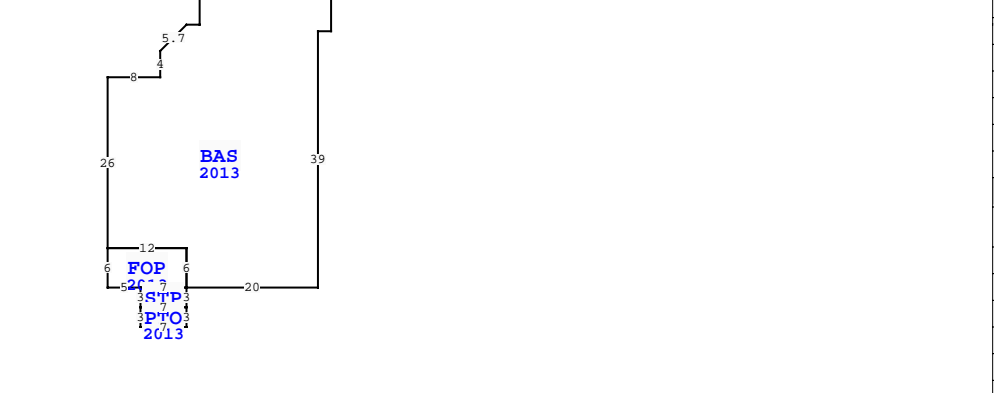




BUILDING CHARACTERISTICS	
ELEMENT	CD CONSTRUCTION
Exterior Wall	10 ABOVE AVG 100
Roof Structur	08 IRREGULAR 100
Roof Cover	12 MODULAR MT 100
Interior Wall	05 DRYWALL 100
Interior Floor	12 HARDWOOD 100
Air Condition	03 CENTRAL 100
Heating Type	04 AIR DUCTED 100
Bedrooms	3 100
Bathrooms	4 100
Frame	02 WOOD FRAME 100
Stories	1.5 1.5 100
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			
0900	01	3,099	99.3600	117.99	365,651	2013	2013	0	0	0	4.00	96.00		
1 SNGL FAM - 100% - 2014 Heated Area: 2237 HX Base Yr 2014														



NASSAU COUNTY PROPERTY			
VALUATION SUMMARY		PAGE 1 of 1	
VALUATION BY		STANDARD	
Tax Group: 2		Tax Dist:	
BUILDING MARKET VALUE		351,025	
TOTAL MARKET OB/XF VALUE		4,249	
TOTAL LAND VALUE - MARKET		250,000	
TOTAL MARKET VALUE		605,274	
SOH/AGL Deduction		144,477	
ASSESSED VALUE		460,797	
TOTAL EXEMPTION VALUE		HX HB WX 55,000	
BASE TAXABLE VALUE		405,797	
TOTAL JUST VALUE		605,274	
NCON VALUE		0	
INCOME VALUE			
PREVIOUS YEAR MKT VALUE		667,496	

Quality	01 Quality Level 01			
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
APT	614	100	614	69,548
BAS	1,623	100	1,623	183,838
FEP	195	80	156	17,670
FGR	615	55	338	38,286
FOP	60	30	18	2,039
FOP	72	30	22	2,492
FOP	125	30	38	4,305
FST	40	55	22	2,492
FST	214	55	118	13,366
FST	260	55	143	16,198
TOTALS	3,938		3,099	351,025

** This building has 13 Sub-Areas
23 S 6TH ST, FERNANDINA BEACH

BLD DATE	LGL DATE
XF DATE	LAND DATE
INC DATE	AG DATE

PERMIT NUM	DESCRIPTION	AMT	ISSUED
20160622	REMODEL	6,010	03/08/2016
20120305	DRIVEWAY -CITY'S	1,500	02/24/2012
20120361	NEW CONSTR	224,756	02/23/2012
20100061	60 AMP UG SERVICE	500	01/13/2010

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2568/1525	6/02/2022	LE	U	I	11	100
GRANTOR: GOLDMAN LOUIS E JR						
GRANTEE: GOLDMAN LOUIS E III						
1575/1999	7/09/2008	WD	Q	I		165,000
GRANTOR: MILLEY AUDREY						
GRANTEE: GOLDMAN LOUIS E JR						

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
2	0500	FP-PRE FAB	0	100	0	1.00	UT	3,500.00	3,500.00	100	2013	2013	3	96	3,360	
3	0810	CONCRETE A	0	100	16	9	SF	6.50	6.50	100	2013	2013	3	95	889	

BUILDING NOTES									
BUILDING DIMENSIONS									

FEP=[YR=2016] W3 FST=[YR=2013] N10 W4 FST=[YR=2013] N3W13
 FGR=[YR=2013] W25 S27 PTO=[YR=2013] S3E26FOP=[YR=2013] S7
 BAS=[YR=2013] W1S16W2 D4 L4 S4W8S26 FOP=[YR=2013]
 S6E5STP=[YR=2013] S3PTO=[YR=2013]
 S3E7N3W7S7E7N3W7S7E7N6W12S1E12S6 E20N39E2N28W15S11W4S4E4N15W17S5
 E13 S3S3W26S13N5E12N22S2E5 N9E8N10S10E4S12S13E15N13S
 PTR=E15 FST=[YR=2013] E38 S3E7S10 FOP=[YR=2013]
 S4W15APT=[YR=2013] S5W8S4W5 N4W8S4W5N4W4N17E38S8W8S4S N4 E15S
 W7N8W38N5S W15S.

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	% 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	C-3	50.00	100.00	5,000.00	SF		1.00	1.00	50.00	50.00	250,000							