



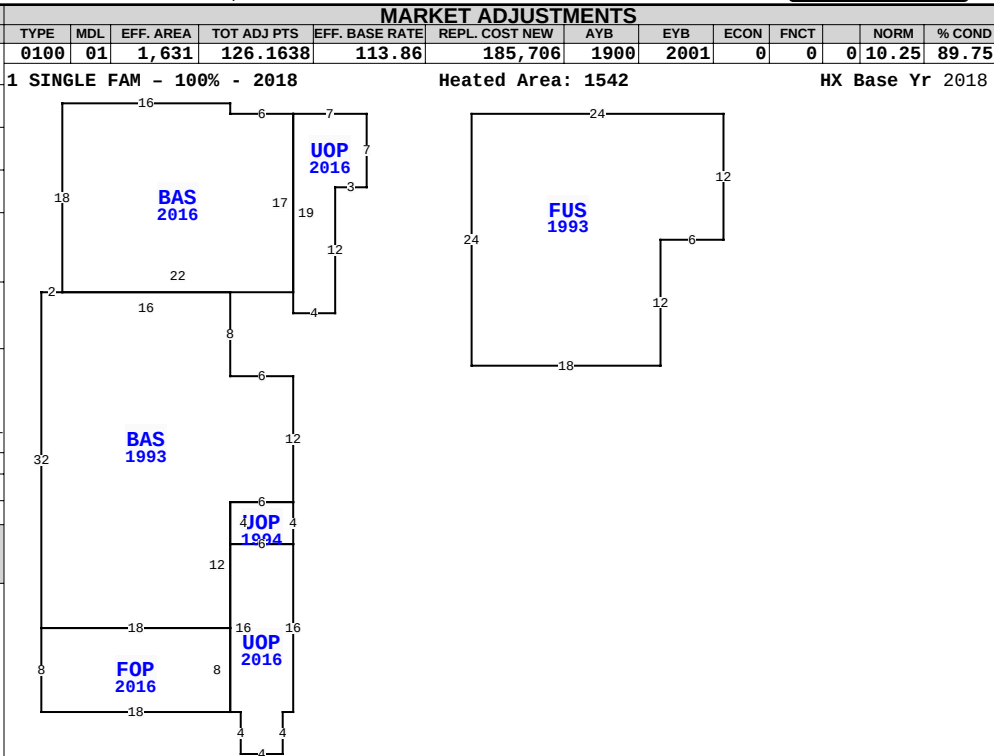
BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	05	AVERAGE 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	12	MODULAR MT 100
Interior Wall	05	DRYWALL 100
Interior Floo	15	HARDTILE 60
Interior Floo	12	HARDWOOD 40
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms	3	100
Bathrooms	2	100
Frame	02	WOOD FRAME 100
Stories	2.	2. 100
Units	0	100
BUD8 Adjustme	02	DIST FB 100
Occupancy	00	NONE 100

Quality	04	Quality Level 04
DOR CODE	0100	SINGLE FAMILY
MAP NUM		MKT AREA 01
NEIGHBORHOOD/LOC	1001.00	

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	648	100	648	66,218
BAS	390	100	390	39,853
FOP	144	30	43	4,394
FUS	504	100	504	51,503
UOP	24	20	5	511
UOP	97	20	19	1,941
UOP	112	20	22	2,248

TOTALS	1,919		1,631	166,671
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EXTRA FEATURES										
L N	OB/XF CODE	DESCRIPTION	BLD CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE	NOTES
1	0855	CONC PAVER	0	100	0	180.00	SF	7.00	7.00	
5	0825	BRICK	0	100	4	16.00	SF	12.50	12.50	
7	0855	CONC PAVER	0	100	19	190.00	SF	7.00	7.00	



228 N 6TH ST, FERNANDINA BEACH

BLD DATE	12/12/2013	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	0855	CONC PAVER	0	100	0	180.00	SF	7.00	7.00	100	2010	2010	3	92	1,159	
5	0825	BRICK	0	100	4	16.00	SF	12.50	12.50	100	1960	1960	3	39.8	80	
7	0855	CONC PAVER	0	100	19	190.00	SF	7.00	7.00	100	2004	2004	3	86	1,144	

LAND DESCRIPTION										TOTAL OB/XF										2,383	
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPHT FACT	% COND	TOT ADJ	UNIT PRICE	ADJ UNIT PRICE	LA VA				
1	000100	C	SFR	100	0005	R-2	50.00	100.00	50.00	FF		1.00	1.00	1.00	3,500.00	3,500.00	1				

NASSAU COUNTY PROPERTY											PAGE 1 of 1 2										
VALUATION SUMMARY											STANDARD										
VALUATION BY											Tax Group: 2 Tax Dist:										
BUILDING MARKET VALUE											166,671										
TOTAL MARKET OB/XF VALUE											2,383										
TOTAL LAND VALUE - MARKET											175,000										
TOTAL MARKET VALUE											344,054										
SOH/AGL Deduction											126,758										
ASSESSED VALUE											217,296										
TOTAL EXEMPTION VALUE											50,000										
BASE TAXABLE VALUE											167,296										
TOTAL JUST VALUE											344,054										
NCON VALUE											0										
INCOME VALUE																					
PREVIOUS YEAR MKT VALUE											343,566										

PERMIT NUM	DESCRIPTION	AMT	ISSUED
20161014	REMODEL	0	04/13/2016
20132371	PINE SIDE	10,000	10/09/2013
20111454	METAL SMALL RIB R	3,000	08/24/2011
20111424	REPLACE SIDING N	19,900	08/18/2011
20101563	REPLACE DUCTWORK	2,400	09/14/2010
20100867	80LF WOOD FENCE	1,800	05/26/2010

SALES DATA							
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE	
2175/0994	2/02/2018	QC	U	I	11	100	
GRANTOR: WALTON DEBRA A							
GRANTEE: WALTON DEBRA A & LA							
2170/1058	1/09/2018	QC	U	I	11	100	
GRANTOR: WALTON DEBRA A & LAWR							
GRANTEE: BOWER ERIC ET AL							

BUILDING NOTES										
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BUILDING DIMENSIONS										
UOP=[YR=2016] W7 BAS=[YR=2016] W6 N1 W16 S18 BAS=[YR=1993] W2 S32 FOP=[YR=2016] S8 E18 UOP=[YR=2016] E1 S4 E4 N4 E1 N16 UOP=[YR=1994] N4 W6 S4 E6\$ W6 S16\$ N8 W18\$ E18 N12 E6 N12 W6 N8 W16\$ E22 N17\$ S19 E4 N12 E3 N7 \$ PTR=E10 FUS=[YR=1993] E24 S12 W6 S12W18 N24\$ W10\$.										