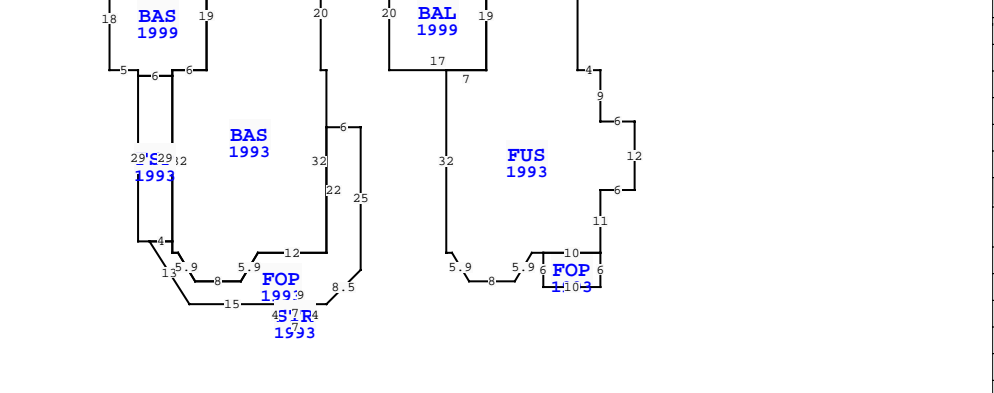


ELEMENT	CD	CONSTRUCTION
Exterior Wall	10	ABOVE AVG 100
Roof Structur	08	IRREGULAR 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	12	HARDWOOD 80
Interior Floo	15	HARDTILE 20
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		4 100
Bathrooms		4 100
Frame	02	WOOD FRAME 100
Stories	2.5	2.5 100
Units		0 100
BUD8 Adjustme	02	DIST FB 100

MARKET ADJUSTMENTS												
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	PD	NORM	% COND
0500	11	4,198	121.0774	172.54	724,323	1876	1990	0	0	110	15.00	110.00
1 SFR CUST - 100% - 2021 Heated Area: 3713 HX Base Yr 2021												

NASSAU COUNTY PROPERTY		PAGE 1 of 2	2
VALUATION SUMMARY			
VALUATION BY	STANDARD		
Tax Group: 2	Tax Dist:		
BUILDING MARKET VALUE			854,837
TOTAL MARKET OB/XF VALUE			66,103
TOTAL LAND VALUE - MARKET			470,400
TOTAL MARKET VALUE			1,391,340
SOH/AGL Deduction			124,644
ASSESSED VALUE			1,266,696
TOTAL EXEMPTION VALUE	HX HB		50,000
BASE TAXABLE VALUE			1,216,696
TOTAL JUST VALUE			1,391,340
NCON VALUE			0
INCOME VALUE			
PREVIOUS YEAR MKT VALUE			1,399,615

Quality	CD	Quality Level		
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
BAL	333	15	50	9,490
BAS	1,715	100	1,715	325,497
BAS	339	100	339	64,340
FOP	12	30	4	759
FOP	60	30	18	3,417
FOP	362	30	109	20,688
FOP	439	30	132	25,053
FSP	174	40	70	13,286
FST	180	55	99	18,789
FUS	1,659	100	1,659	314,868
TOTALS	5,301		4,198	796,755



PERMIT NUM	DESCRIPTION	AMT	ISSUED
20121154	GAS LINE / GENERA	1,080	06/15/2012
20121094	WIRE GENERATOR	1,000	06/12/2012
20111728	GAS	395	09/29/2011
20111679	XFOB	25,000	09/23/2011
20111612	REMODEL	9,000	09/14/2011
20111594	MECH OTHER	700	09/12/2011

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2214/1641	7/31/2018	WD Q	Q	I	01	1,300,000

GRANTOR: EVANS DAWN TIURA
GRANTEE: KIRCHMEYER JAMES &
1974/1039 3/26/2015 WD U I 11 100
GRANTOR: 2001 EVANS FAMILY TRU
GRANTEE: EVANS JOHN R & DAWN

BUILDING NOTES	
<b>BUILDING DIMENSIONS</b> BAS=[YR=1993] W19 FOP=[YR=2011] W21S21E13 BAS=[YR=1999] S18 E5S1 FSP=[YR=1993] S29 E2 FOP=[YR=1993] D11 R7 E15 STR=[YR=1993] S4E7N4W7\$ E9 U6 R6 N25 W6S22W12 L3 D5 W8 U5 L3 W1N2W4\$ E4N29W6\$ E6N1E6N19W7N1W10S2\$ N2E10N7W2N12\$ S12E2S8E7S19W6 S32E1 R3 D5 E8 R3 U5 E12 N32W1 N20W4N7W6N12\$ PTR= E30 FUS=[YR=1993] S12E2S7 BAL=[YR=1999] W10 S20E17N19W7N1\$ S1E7S19W7S32 E1 D5 R3 E8 R3 U5 E2 FOP=[YR=1993] S6 E10N6W10\$ E10N11E6N12W6N9W4N27 W10N12W15\$ W30\$ PTR=N15 FST=[YR=1993] N12W2 FOP=[YR=1993] N3W4 S3 E4\$ W13S12E15\$ S15\$.	

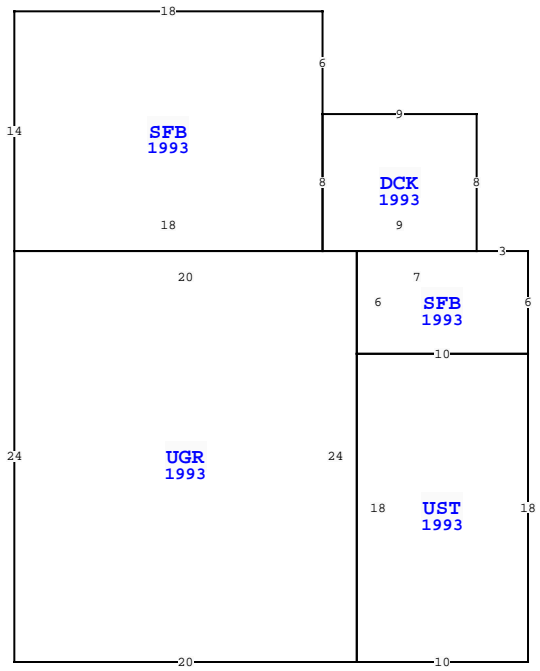
EXTRA FEATURES																	
L N	OB/XF CODE	DESCRIPTION	BLD	CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE	ORIG COND	YEAR ON	YEAR ACTUAL	Q	% COND	OB/XF MKT VALUE	NOTES
2	0504	FP-ELECTRI	0	100	0	0	1.00	UT	2,000.00	2,000.00	100	1910	1910	3	20	400	
6	0810	CONCRETE A	0	100	0	0	612.00	SF	6.50	6.50	100	1960	1960	3	20	796	
8	1126	CB/STC 8"	0	100	0	0	88.00	SF	8.00	8.00	100	1950	1950	3	20	141	
9	0825	BRICK	0	100	17	7	119.00	SF	12.50	12.50	100	1980	1980	3	75	1,116	
10	0825	BRICK	0	100	0	0	2,770.00	SF	6.25	6.25	100	1950	1950	3	20	3,463	
12	0912	SCRN RM G	0	100	26	18	468.00	SF	35.00	35.00	100	2004	2004	3	24	3,931	
13	0600	SUMMER KIT	0	100	0	0	1.00	UT	10,000.00	10,000.00	100	2004	2004	3	24	2,400	
14	0861	POOL GUNIT	0	100	0	0	532.00	SF	85.00	85.00	100	2004	2004	3	40	18,088	
15	0871	POOL HTR R	0	100	0	0	1.00	UT	4,000.00	4,000.00	100	2004	2004	3	24	960	
17	0845	KOOL DECK	0	100	0	0	964.00	SF	21.75	21.75	100	2004	2004	3	86	18,032	

** This building has 11 Sub-Areas												
120 N 6TH ST, FERNANDINA BEACH												
BLD DATE		LGL DATE										
XF DATE		LAND DATE										
INC DATE		AG DATE										
TOTAL OB/XF												
49,327												

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	DPTH FACT	% 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	0006	R-2	100.00	200.00	100.00	FF		1.00	1.00	1.22	3,200.00	3,904.00	390,400								
2	000100	C	SFR	100	0006	R-2	25.00	100.00	25.00	FF		1.00	1.00	1.00	3,200.00	3,200.00	80,000								

BUILDING CHARACTERISTICS		CONSTRUCTION	
ELEMENT	CD		
Exterior Wall	10	ABOVE AVG	100
Roof Structur	03	GABLE/HIP	100
Roof Cover	03	COMP SHNGL	100
Interior Wall	05	DRYWALL	100
Interior Floo	12	HARDWOOD	100
Air Condition	03	CENTRAL	100
Heating Type	04	AIR DUCTED	100
Bedrooms		0	100
Bathrooms		1	100
Frame	02	WOOD FRAME	100
Stories	1.	1.	100
Units		0	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
DCK	72	10	7
SFB	60	80	48
SFB	252	80	202
UGR	480	45	216
UST	180	45	81
TOTALS	1,044		554

MARKET ADJUSTMENTS											
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
0100	01	554	129.8000	117.14	64,896	1960	2000	0	0	10.50	89.50
2 SINGLE FAM - 0% - 2021 Heated Area: 250 HX Base Yr 2021											



NASSAU COUNTY PROPERTY		PAGE 2 of 2
VALUATION SUMMARY		
VALUATION BY	Tax Group: 2	STANDARD
BUILDING MARKET VALUE	Tax Dist:	854,837
TOTAL MARKET OB/XF VALUE		66,103
TOTAL LAND VALUE - MARKET		470,400
TOTAL MARKET VALUE		1,391,340
SOH/AGL Deduction		124,644
ASSESSED VALUE		1,266,696
TOTAL EXEMPTION VALUE	HX HB	50,000
BASE TAXABLE VALUE		1,216,696
TOTAL JUST VALUE		1,391,340
NCON VALUE		0
INCOME VALUE		0
PREVIOUS YEAR MKT VALUE		1,399,615

PERMIT NUM	DESCRIPTION	AMT	ISSUED
20111578	REMODEL	12,000	09/08/2011
20111571	REMODEL	0	08/29/2011
20111571	REMODEL	150,000	08/29/2011
20111190	DEMOLITION	10,000	07/21/2011
20110300	REMODEL	450	03/04/2011
20110210	REMODEL	3,000	02/11/2011

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2214/1641	7/31/2018	WD	Q	I	01	1,300,000

GRANTOR: EVANS DAWN TIURA  
GRANTEE: KIRCHMEYER JAMES &  
1974/1039 3/26/2015 WD U I 11 100  
GRANTOR: 2001 EVANS FAMILY TRU  
GRANTEE: EVANS JOHN R & DAWN

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
18	0825	BRICK	0	100	102	4		12.50	12.50	100	2004	2004	3	96	4,896	
19	0825	BRICK	0	100	25	3		12.50	12.50	100	2004	2004	3	96	900	
20	0461	IRON FENCE	0	100	140	3		8.50	8.50	100	1999	1999	3	84	2,999	
21	1076	TRELLIS A	0	100	0	0		15.00	15.00	100	2011	2011	3	68	5,131	
23	0504	FP-ELECTRI	0	100	0	0		3,000.00	3,000.00	100	2011	2011	3	95	2,850	

BUILDING NOTES	

**BUILDING DIMENSIONS**  
SFB=[YR=1993] W3 DCK=[YR=1993] N8W9 SFB=[YR=1993] N6W18 S14  
UGR=[YR=1993] S24 E20 UST=[YR=1993] E10 N18 W10 S18\$ N24 W20\$  
E18N8\$ S8E9\$ W7S6E10 N6\$.

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	DPHT FACT	% COND	TOT ADJ	UNIT PRICE	ADJ UNIT PRICE	LAND VALUE	OTHER ADJUSTMENTS AND NOTES	YEAR	DENSITY	DECL	FRZ	YR	CONSRV