



BUILDING CHARACTERISTICS		
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 60
Interior Floo	14	CARPET 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. 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	1005.00	

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAL	60	15	9	1,636
BAS	1,555	100	1,555	282,543
BAS	70	100	70	12,719
FUS	426	100	426	77,405
FUS	465	100	465	84,491
UOP	256	20	51	9,266
UOP	60	20	12	2,180
UST	24	45	11	1,999
TOTALS	2,916		2,599	472,237

EXTRA FEATURES											
L N	OB/XF CODE	DESCRIPTION	BLD CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE	ORIG COND	YEAR ON
3	0510	GARAGE WD-	0 100	17	20	340.00	SF	38.50	38.50	100	1998
4	0810	CONCRETE A	0 100	80	4	320.00	SF	6.50	6.50	100	1960
5	0825	BRICK	0 100	8	12	96.00	SF	12.50	12.50	100	1998
6	0825	BRICK	0 100	0	0	180.00	SF	12.50	12.50	100	1996
7	0825	BRICK	0 100	0	0	310.00	SF	12.50	12.50	100	1998
10	1076	TRELLIS A	0 100	20	5	100.00	SF	3.75	3.75	100	1998

LAND DESCRIPTION											
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T
1	000100	C	SFR	100	0003	R-2	50.00	100.00	50.00	FF	

MARKET ADJUSTMENTS											
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	PD	% COND
0900	01	2,599	111.8880	132.87	345,329	1897	1897	0	136.75	38.25	136.75
1 SNGL FAM - 100% - 2016 Heated Area: 2516 HX Base Yr 2016											

212 S 6TH ST, FERNANDINA BEACH					XF DATE					LAND DATE	
					INC DATE					AG DATE	
UNITS	UT	Adj R	ADJ UNIT PRICE	ORIG COND	YEAR ON	YEAR ACTUAL	Q	% COND	OB/XF MKT VALUE	NOTES	
340.00	SF	38.50	38.50	100	1998	1998	3	27	3,534		
320.00	SF	6.50	6.50	100	1960	1960	3	20	416		
96.00	SF	12.50	12.50	100	1998	1998	3	93	1,116		
180.00	SF	12.50	12.50	100	1996	1996	3	92	2,070		
310.00	SF	12.50	12.50	100	1998	1998	3	93	3,604		
100.00	SF	3.75	3.75	100	1998	1998	3	23	86		

NASSAU COUNTY PROPERTY											
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VALUATION SUMMARY											
VALUATION BY STANDARD											
Tax Group: 2 Tax Dist:											
BUILDING MARKET VALUE 472,237											
TOTAL MARKET OB/XF VALUE 10,826											
TOTAL LAND VALUE - MARKET 200,000											
TOTAL MARKET VALUE 683,063											
SOH/AGL Deduction 302,165											
ASSESSED VALUE 380,898											
TOTAL EXEMPTION VALUE HX HB 50,000											
BASE TAXABLE VALUE 330,898											
TOTAL JUST VALUE 683,063											
NCON VALUE 0											
INCOME VALUE											
PREVIOUS YEAR MKT VALUE 595,656											

PERMIT NUM	DESCRIPTION	AMT	ISSUED
20121675	RE - ROOF	3,500	08/16/2012
20121622	H/AC	3,500	08/09/2012
20121275	H/AC	5,000	06/27/2012
984285	BATHROOM ADDITION	0	09/15/1998
984204	PLUMBING FOR RESI	0	08/24/1998
984033	REMODEL	53,000	01/01/1998

SALES DATA							
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE	
2002/0436	8/27/2015	WD	Q	I	02	485,000	
GRANTOR: CLARK FRANCES &							
GRANTEE: GRANTHAM JAMES HOLM							
0821/0218	1/30/1998	WD	U	I		127,000	
GRANTOR: ALLAN ANDREW JOHN & L							
GRANTEE: CLARK FRANCES & PAT							

BUILDING NOTES											
BUILDING DIMENSIONS											
BAS=[YR=1998] W7 BAS=[YR=1993] N13 UOP=[YR=2015] N5 W12 S5 E12\$ W20 UST=[YR=1993] N8 W3 S8 E3 \$ W3 N8 W6 S17 E4 S42 UOP=[YR=1993] S8 E32 N8 W32 \$ E32 N28 W7 N10 \$ S10 E7 N10 \$ PTR= E20 FUS=[YR=1998] E3 N5 E1 BAL=[YR=2015] N5 E12 S5 W12\$ E12 S30 FUS=[YR=1993] E7 S13 W11S2 W5 N2 W16 N13 E25 \$ W16 N25\$ W20 \$.											