



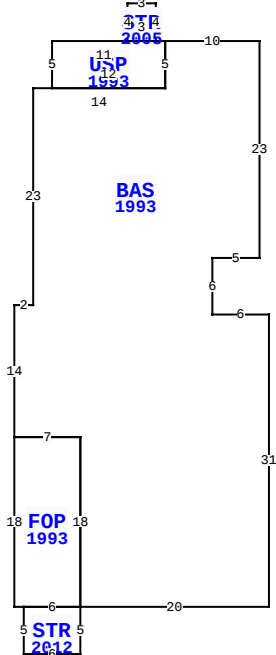
BUILDING CHARACTERISTICS	
ELEMENT	CD CONSTRUCTION
Exterior Wall	07 ASB SHNGLE 70
Exterior Wall	05 AVERAGE 30
Roof Structur	03 GABLE/HIP 100
Roof Cover	03 COMP SHNGL 80
Roof Cover	12 MODULAR MT 20
Interior Wall	05 DRYWALL 60
Interior Wall	06 CUST PANEL 40
Interior Floo	12 HARDWOOD 100
Air Condition	03 CENTRAL 100
Heating Type	04 AIR DUCTED 100
Bedrooms	3 100
Bathrooms	1 100
Frame	02 WOOD FRAME 100
Stories	1. 1. 100
Units	0 100
BUD8 Adjustme	02 DIST FB 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	SUBAREA MARKET VALUE
BAS	1,309	100	1,309	159,627
FOP	126	30	38	4,634
STR	12	10	1	122
STR	30	10	3	366
USP	60	30	18	2,195
TOTALS	1,537		1,369	166,943

EXTRA FEATURES	
L N	OB/XF CODE
1	0510
2	0500

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
0500	01	1,369	108.3680	154.42	211,401	1891	1990	0	0	21.03	78.97
1 SFR CUST - 100% - 2014											
Heated Area: 1309											
HX Base Yr 2014											
23 S 10TH ST, FERNANDINA BEACH											



NASSAU COUNTY PROPERTY		PAGE 1 of 1	2
VALUATION SUMMARY			
VALUATION BY		STANDARD	
Tax Group: 2		Tax Dist:	
BUILDING MARKET VALUE		166,943	
TOTAL MARKET OB/XF VALUE		3,623	
TOTAL LAND VALUE - MARKET		175,000	
TOTAL MARKET VALUE		345,566	
SOH/AGL Deduction		140,527	
ASSESSED VALUE		205,039	
TOTAL EXEMPTION VALUE		HX HB	50,000
BASE TAXABLE VALUE		155,039	
TOTAL JUST VALUE		345,566	
NCON VALUE		0	
INCOME VALUE			
PREVIOUS YEAR MKT VALUE		324,783	

PERMIT NUM	DESCRIPTION	AMT	ISSUED
20132442	MTLROOF	4,900	10/21/2013
20033636	H/AC	4,000	08/07/2003
20033637	ELEC. REMODEL	7,000	08/07/2003
20033257	PICKETT FENCE	1,000	06/16/2003
20012269	200 AMP UG SERVIC	1,000	10/16/2001

SALES DATA							
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE	
1826/0516	11/21/2012	WD	Q	I	02	209,500	
GRANTOR: T J OF NASSAU INC							
GRANTEE: MCELWEE BRENDAN K &							
1785/1580	3/29/2012	WD	U	I	30	199,857	
GRANTOR: LASSERRE JON C & JENN							
GRANTEE: T J OF NASSAU INC							

BUILDING NOTES	
----------------	--

BUILDING DIMENSIONS	
BAS=[YR=1993] W10 USP=[YR=1993] W1STR=[YR=2005] N4W3S4E3\$ W11 S5 E12N5 \$ S5 W14 S23 W2 S14 FOP=[YR=1993] S18E1 STR=[YR=2012] S5E6N5W6\$ E6N18W7\$ E7 S18E20N31W6N6E5N23\$.	

LAND DESCRIPTION										TOTAL OB/XF										3,623					
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	000100	C	SFR	100	0003	C-3	50.00	100.00	5,000.00	SF		1.00	1.00	1.00	35.00	35.00	175,000								