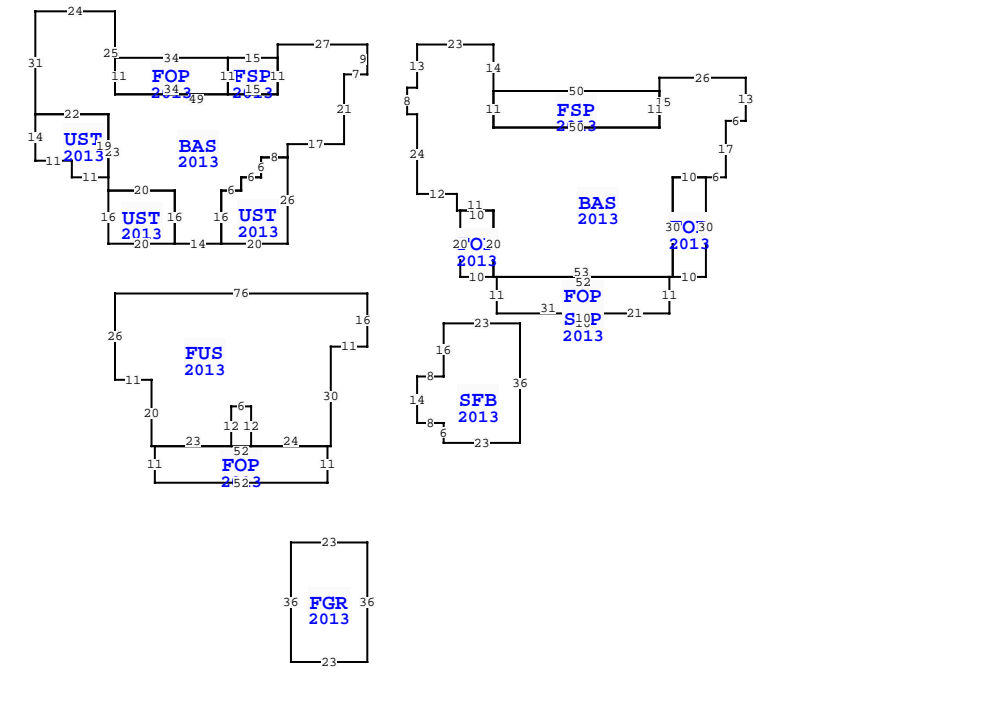


BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	10	ABOVE AVG 70
Exterior Wall	15	CONC BLOCK 30
Roof Structure	08	IRREGULAR 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floor	12	HARDWOOD 70
Interior Floor	11	CLAY TILE 30
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		6 100
Bathrooms		7.5 100
Frame	02	WOOD FRAME 100
Stories	3.	3. 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	12,672	95.2470	113.11	1,433,330	2013	2013	0	0	0	4.15	95.85

NASSAU COUNTY PROPERTY		PAGE 1 of 1	2
VALUATION SUMMARY			
VALUATION BY	STANDARD		
Tax Group: 2	Tax Dist:		
BUILDING MARKET VALUE			1,373,847
TOTAL MARKET OB/XF VALUE			34,824
TOTAL LAND VALUE - MARKET			337,500
TOTAL MARKET VALUE			1,746,171
SOH/AGL Deduction			133,950
ASSESSED VALUE			1,612,221
TOTAL EXEMPTION VALUE	HX HB		50,000
BASE TAXABLE VALUE			1,562,221
TOTAL JUST VALUE			1,746,171
NCON VALUE			0
INCOME VALUE			
PREVIOUS YEAR MKT VALUE			2,075,093



Quality		01 Quality Level 01	
DOR CODE		0100 SINGLE FAMILY	
MAP NUM		MKT AREA 01	
NEIGHBORHOOD/LOC 1002.00			
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA
BAS	3,036	100	3,036
BAS	4,162	100	4,162
FGR	828	55	455
FOP	200	30	60
FOP	300	30	90
FOP	374	30	112
FOP	572	30	172
FOP	572	30	172
FSP	165	40	66
FSP	550	40	220
TOTALS	15,710		12,672
			1,373,847

** This building has 16 Sub-Areas
909 ATLANTIC AV, FERNANDINA BEACH

BLD DATE	02/14/2014	DJ	LGL DATE
XF DATE			LAND DATE
INC DATE			AG DATE

PERMIT NUM	DESCRIPTION	AMT	ISSUED
20132273	SWIM POOL	20,955	09/27/2013
20120780	NEW CONSTR	8,500	05/29/2013
20120509	XFOB	0	03/23/2012
20120507	XFOB	0	03/23/2012
20120451	NEW CONSTR	1,400,000	03/08/2012

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2522/0072	11/30/2021	WD	Q	I	01	2,400,000

GRANTOR: HUNTER KENNETH JR & T
GRANTEE: ADAMS FAMILY TRUST
1695/0202 8/25/2010 WD U I 12 110,000
GRANTOR: FIRST COAST COMMUNITY
GRANTEE: HUNTER KENNETH 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
3	0504	FP-ELECTRI	0 100	0	0	2.00	UT	2,000.00	2,000.00	100	2013	2013
4	0462	ST/AL FNC	0 100	0	0	908.00	SF	10.00	10.00	100	2013	2013
5	1127	BRICK 8"	0 100	0	0	152.00	SF	11.00	11.00	100	2013	2013
6	0855	CONC PAVER	0 100	0	0	36.00	SF	7.00	7.00	100	2013	2013
7	0855	CONC PAVER	0 100	0	0	820.00	SF	7.00	7.00	100	2013	2013
8	0861	POOL GUNIT	0 100	0	0	200.00	SF	85.00	85.00	100	2013	2013
9	0855	CONC PAVER	0 100	0	0	420.00	SF	7.00	7.00	100	2013	2013
10	0871	POOL HTR R	0 100	0	0	1.00	UT	2,000.00	2,000.00	100	2013	2013

BUILDING NOTES			
BUILDING DIMENSIONS			

BAS=[YR=2013] W27S4 FSP=[YR=2013] W15 FOP=[YR=2013] W34 S11 E34 N11\$ S11 E15N11\$ S11W49N25W24S31 UST=[YR=2013] S14E11S5E11N19W22\$ E22 S23 UST=[YR=2013] S16E20N16W20\$ E20 S16E14 UST=[YR=2013] E20N26W8S6W6S4 W6S16\$ N16E6N4E6N6E8N4E17N21E7 N9\$ PTR=E15BAS=[YR=2013] E23S14 FSP=[YR=2013] E50S11W50N11\$S11E50N15 E26S13W6S17W6FOP=[YR=2013] S30W10N30 E10\$W10S30W1FOP=[YR=2013] S11W21 STP=[YR=2013] S3W10N3E10\$W31N11E52\$ W53FOP=[YR=2013] W10N20E10S20\$N20W11 N5W12N24W3N8E3N13\$W15\$ PTR=S75 FUS=[YR=2013] W76S26E11S20E1FOP=[YR=2013] S11E52N11W52\$E23N12E6S12E24N30 E11N16\$N75\$ PTR=S100E15 SFB=[YR=2013] E8N16E23S36W23N6W8N14\$

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	
1	001000	C	COMMERCIAL	0	0003	C-3	150.00	100.00	15,000.00	SF		1.00	1.00	0.75	30.00	22.50	337,500								