

BLOCK 137 LOT 11  
OR 117 PG 79  
CITY OF FDNA BEACH

WHITE RUBY D EST  
C/O TABITHA PETERSON, 419 S 6TH ST  
FERNANDINA BEACH, FL 32034

2023

00-00-31-1800-0137-0110



| BUILDING CHARACTERISTICS                                                                                                                      |                  |                  |                      |                      |                                |          |        |        |             | MARKET ADJUSTMENTS      |           |           |             |                |                |                 |            |                             |      | NASSAU COUNTY PROPERTY    |        |       |                       |        |  |  |  |  |  |            |  |  |  |  |  |  |  |  |  |
|-----------------------------------------------------------------------------------------------------------------------------------------------|------------------|------------------|----------------------|----------------------|--------------------------------|----------|--------|--------|-------------|-------------------------|-----------|-----------|-------------|----------------|----------------|-----------------|------------|-----------------------------|------|---------------------------|--------|-------|-----------------------|--------|--|--|--|--|--|------------|--|--|--|--|--|--|--|--|--|
| CONSTRUCTION                                                                                                                                  |                  |                  |                      |                      |                                |          |        |        |             | VALUATION SUMMARY       |           |           |             |                |                |                 |            |                             |      | PAGE 1 of 1               |        |       |                       |        |  |  |  |  |  |            |  |  |  |  |  |  |  |  |  |
| ELEMENT                                                                                                                                       | CD               |                  |                      |                      |                                |          |        |        |             | TYPE                    | MDL       | EFF. AREA | TOT ADJ PTS | EFF. BASE RATE | REPL. COST NEW | AYB             | EYB        | ECON                        | FNCT | NORM                      | % COND |       |                       |        |  |  |  |  |  |            |  |  |  |  |  |  |  |  |  |
| Exterior Wall                                                                                                                                 | 07               | ASB SHNGLE 70    |                      |                      |                                |          |        |        |             | 0100                    | 01        | 1,276     | 92.4768     | 83.46          | 106,495        | 1925            | 1985       | 0                           | 0    | 0                         | 23.15  | 76.85 | VALUATION BY STANDARD |        |  |  |  |  |  |            |  |  |  |  |  |  |  |  |  |
| Exterior Wall                                                                                                                                 | 05               | AVERAGE 30       |                      |                      |                                |          |        |        |             | 1 SINGLE FAM - 0% - 0   |           |           |             |                |                |                 |            |                             |      | Heated Area: 1258         |        |       |                       |        |  |  |  |  |  | HX Base Yr |  |  |  |  |  |  |  |  |  |
| Roof Structure                                                                                                                                | 03               | GABLE/HIP 100    |                      |                      |                                |          |        |        |             |                         |           |           |             |                |                |                 |            |                             |      | Tax Group: 2              |        |       |                       |        |  |  |  |  |  | Tax Dist:  |  |  |  |  |  |  |  |  |  |
| Roof Cover                                                                                                                                    | 12               | MODULAR MT 100   |                      |                      |                                |          |        |        |             |                         |           |           |             |                |                |                 |            |                             |      | BUILDING MARKET VALUE     |        |       |                       |        |  |  |  |  |  | 81,841     |  |  |  |  |  |  |  |  |  |
| Interior Wall                                                                                                                                 | 04               | PLYWOOD 50       |                      |                      |                                |          |        |        |             |                         |           |           |             |                |                |                 |            |                             |      | TOTAL MARKET OB/XF VALUE  |        |       |                       |        |  |  |  |  |  | 5,247      |  |  |  |  |  |  |  |  |  |
| Interior Wall                                                                                                                                 | 05               | DRYWALL 50       |                      |                      |                                |          |        |        |             |                         |           |           |             |                |                |                 |            |                             |      | TOTAL LAND VALUE - MARKET |        |       |                       |        |  |  |  |  |  | 200,000    |  |  |  |  |  |  |  |  |  |
| Interior Floor                                                                                                                                | 12               | HARDWOOD 100     |                      |                      |                                |          |        |        |             |                         |           |           |             |                |                |                 |            |                             |      | TOTAL MARKET VALUE        |        |       |                       |        |  |  |  |  |  | 287,088    |  |  |  |  |  |  |  |  |  |
| Air Condition                                                                                                                                 | 02               | WINDOW 100       |                      |                      |                                |          |        |        |             |                         |           |           |             |                |                |                 |            |                             |      | SOH/AGL Deduction         |        |       |                       |        |  |  |  |  |  | 70,770     |  |  |  |  |  |  |  |  |  |
| Heating Type                                                                                                                                  | 02               | CONVECTION 100   |                      |                      |                                |          |        |        |             |                         |           |           |             |                |                |                 |            |                             |      | ASSESSED VALUE            |        |       |                       |        |  |  |  |  |  | 216,318    |  |  |  |  |  |  |  |  |  |
| Bedrooms                                                                                                                                      | 3                | 100              |                      |                      |                                |          |        |        |             |                         |           |           |             |                |                |                 |            |                             |      | TOTAL EXEMPTION VALUE     |        |       |                       |        |  |  |  |  |  | 0          |  |  |  |  |  |  |  |  |  |
| Bathrooms                                                                                                                                     | 1                | 100              |                      |                      |                                |          |        |        |             |                         |           |           |             |                |                |                 |            |                             |      | BASE TAXABLE VALUE        |        |       |                       |        |  |  |  |  |  | 216,318    |  |  |  |  |  |  |  |  |  |
| Frame                                                                                                                                         | 02               | WOOD FRAME 100   |                      |                      |                                |          |        |        |             |                         |           |           |             |                |                |                 |            |                             |      | TOTAL JUST VALUE          |        |       |                       |        |  |  |  |  |  | 287,088    |  |  |  |  |  |  |  |  |  |
| Stories                                                                                                                                       | 1.               | 1. 100           |                      |                      |                                |          |        |        |             | NCON VALUE              |           |           |             |                |                |                 |            |                             |      | 0                         |        |       |                       |        |  |  |  |  |  |            |  |  |  |  |  |  |  |  |  |
| Units                                                                                                                                         | 0                | 100              |                      |                      |                                |          |        |        |             | INCOME VALUE            |           |           |             |                |                |                 |            |                             |      |                           |        |       |                       |        |  |  |  |  |  |            |  |  |  |  |  |  |  |  |  |
| BUD8 Adjustme                                                                                                                                 | 02               | DIST FB 100      |                      |                      |                                |          |        |        |             | PREVIOUS YEAR MKT VALUE |           |           |             |                |                |                 |            |                             |      | 234,342                   |        |       |                       |        |  |  |  |  |  |            |  |  |  |  |  |  |  |  |  |
| Occupancy                                                                                                                                     | 00               | NONE 100         |                      |                      |                                |          |        |        |             |                         |           |           |             |                |                |                 |            |                             |      |                           |        |       |                       |        |  |  |  |  |  |            |  |  |  |  |  |  |  |  |  |
| Quality                                                                                                                                       | 02               | Quality Level 02 |                      |                      |                                |          |        |        |             |                         |           |           |             |                |                |                 |            |                             |      |                           |        |       |                       |        |  |  |  |  |  |            |  |  |  |  |  |  |  |  |  |
| 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                                                                                                                                           | 1,258            | 100              | 1,258                | 80,687               |                                |          |        |        |             |                         |           |           |             |                |                |                 |            |                             |      |                           |        |       |                       |        |  |  |  |  |  |            |  |  |  |  |  |  |  |  |  |
| UOP                                                                                                                                           | 88               | 20               | 18                   | 1,154                |                                |          |        |        |             |                         |           |           |             |                |                |                 |            |                             |      |                           |        |       |                       |        |  |  |  |  |  |            |  |  |  |  |  |  |  |  |  |
| TOTALS                                                                                                                                        | 1,346            |                  | 1,276                | 81,841               |                                |          |        |        |             |                         |           |           |             |                |                |                 |            |                             |      |                           |        |       |                       |        |  |  |  |  |  |            |  |  |  |  |  |  |  |  |  |
| EXTRA FEATURES                                                                                                                                |                  |                  |                      |                      | 419 S 6TH ST, FERNANDINA BEACH |          |        |        |             |                         |           |           |             |                |                |                 |            |                             |      |                           |        |       |                       |        |  |  |  |  |  |            |  |  |  |  |  |  |  |  |  |
| 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                                                                                                                                             | 0500             | FP-PRE FAB       | 0                    | 0                    | 0                              | 0        | 1.00   | UT     | 3,500.00    | 3,500.00                | 100       | 1950      | 1950        | 3              | 20             | 700             |            |                             |      |                           |        |       |                       |        |  |  |  |  |  |            |  |  |  |  |  |  |  |  |  |
| 2                                                                                                                                             | 0810             | CONCRETE A       | 0                    | 0                    | 66                             | 10       | 660.00 | SF     | 6.50        | 6.50                    | 100       | 2006      | 2006        | 3              | 88             | 3,775           |            |                             |      |                           |        |       |                       |        |  |  |  |  |  |            |  |  |  |  |  |  |  |  |  |
| 3                                                                                                                                             | 0810             | CONCRETE A       | 0                    | 0                    | 4                              | 18       | 72.00  | SF     | 6.50        | 6.50                    | 100       | 2006      | 2006        | 3              | 88             | 412             |            |                             |      |                           |        |       |                       |        |  |  |  |  |  |            |  |  |  |  |  |  |  |  |  |
| 4                                                                                                                                             | 0940             | SHEDS/PORT       | 0                    | 0                    | 6                              | 10       | 60.00  | SF     | 30.00       | 30.00                   | 100       | 1997      | 1997        | 3              | 20             | 360             |            |                             |      |                           |        |       |                       |        |  |  |  |  |  |            |  |  |  |  |  |  |  |  |  |
| LAND DESCRIPTION                                                                                                                              |                  |                  |                      |                      |                                |          |        |        |             |                         |           |           |             |                |                |                 |            | TOTAL OB/XF 5,247           |      |                           |        |       |                       |        |  |  |  |  |  |            |  |  |  |  |  |  |  |  |  |
| 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                  | 0                    | 0006                           | R-2      | 50.00  | 100.00 | 50.00       | FF                      |           | 1.00      | 1.00        | 1.00           | 4,000.00       | 4,000.00        | 200,000    |                             |      |                           |        |       |                       |        |  |  |  |  |  |            |  |  |  |  |  |  |  |  |  |
| REVIEW DATE 09/11/2018 BY DJX Total Acres: 0.00 Total Land Value: 200,000 Market: 0 Agricultural: 0 Common: 200,000 PRINTED 08/02/2023 BY SYS |                  |                  |                      |                      |                                |          |        |        |             |                         |           |           |             |                |                |                 |            |                             |      |                           |        |       |                       |        |  |  |  |  |  |            |  |  |  |  |  |  |  |  |  |