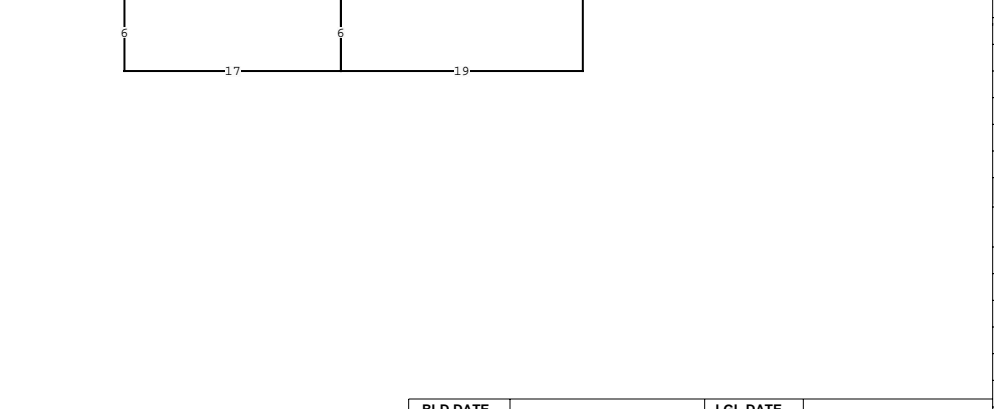


BUILDING CHARACTERISTICS	
ELEMENT	CD CONSTRUCTION
Exterior Wall	15 CONC BLOCK 100
Roof Structur	03 GABLE/HIP 100
Roof Cover	03 COMP SHNGL 100
Interior Wall	03 PLASTER 100
Interior Floo	08 SHT VINYL 70
Interior Floo	11 CLAY TILE 30
Air Condition	03 CENTRAL 100
Heating Type	04 AIR DUCTED 100
Bedrooms	3 100
Bathrooms	2 100
Frame	03 MASONRY 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	0800MULTI-FAMILY
MAP NUM	MKT AREA 01

MARKET ADJUSTMENTS													
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND		
2700	01	1,587	109.0380	130.03	206,358	1949	1990	0	0	16.00	84.00		
1 DUPLEX - 52.11% - 2023 Heated Area: 1502 HX Base Yr 2023													



AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
APT	760	100	760	83,011
HXB	742	100	742	81,045
HXC	257	25	64	6,990
HXP	70	30	21	2,294
<b>TOTALS</b>	<b>1,829</b>		<b>1,587</b>	<b>173,341</b>

NASSAU COUNTY PROPERTY			
VALUATION SUMMARY			PAGE 1 of 1
VALUATION BY		STANDARD	
Tax Group: 2		Tax Dist:	
BUILDING MARKET VALUE		173,341	
TOTAL MARKET OB/XF VALUE		924	
TOTAL LAND VALUE - MARKET		100,000	
TOTAL MARKET VALUE		274,265	
SOH/AGL Deduction		0	
ASSESSED VALUE		274,265	
TOTAL EXEMPTION VALUE		HX HB 50,000	
BASE TAXABLE VALUE		224,265	
TOTAL JUST VALUE		274,265	
NCON VALUE		0	
INCOME VALUE			
PREVIOUS YEAR MKT VALUE		175,235	

PERMIT NUM	DESCRIPTION	AMT	ISSUED
20042375	H/AC	5,000	12/16/2004
20042376	CHNGE SRVC	2,000	12/16/2004
6414	REPAIR/RRF	1,500	03/13/1991

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2578/0587	7/05/2022	WD	U	I	11	100
GRANTOR: POGUE BILLY C & DANEL						
GRANTEE: GRIMALDI ELISA M						
2575/1652	7/05/2022	WD	Q	I	01	287,000
GRANTOR: POGUE BILLY C & DANIE						
GRANTEE: GRIMALDI ELISA M						

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
1	0810	CONCRETE A	0	100	0	214.00	SF	6.50	6.50	100	1945	1945	3	20	278	
2	0810	CONCRETE A	0	100	20	140.00	SF	6.50	6.50	100	1970	1970	3	22	200	
3	0810	CONCRETE A	0	100	14	196.00	SF	6.50	6.50	100	1980	1980	3	35	446	

TOTAL OB/XF													
1008 GUM ST, FERNANDINA BEACH													
BLD DATE													
XF DATE													
INC DATE													
LGL DATE													
LAND DATE													
AG DATE													
TOTAL OB/XF 924													

BUILDING NOTES													

BUILDING DIMENSIONS													
APT=[YR=1993] W41 S3 HXB=[YR=1994] W5 HXP=[YR=1993] N5 W14 S5 E14 \$ W25 S20 E7 S6 E17 HXC=[YR=1993] E19 N19 W11 S13 W8 S6 \$ N6 E8 N20W2\$E2 S7 E11 S13 E28 N23 \$ .													

LAND DESCRIPTION																								
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	000800	C	MULTI-FAM	100		R-2	50.00	100.00	50.00	FF		1.00	1.00	1.00	2,000.00	2,000.00	100,000							