



BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	17	CB STUCCO 80
Exterior Wall	15	CONC BLOCK 20
Roof Structure	03	GABLE/HIP 100
Roof Cover	12	MODULAR MT 100
Interior Wall	05	DRYWALL 100
Interior Floor	11	CLAY TILE 70
Interior Floor	12	HARDWOOD 30
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2.5 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100
BUD8 Adjustme	05	DIST 1A 100
Occupancy	00	NONE 100
Quality	03	Quality Level 03
DOR CODE	0100	SINGLE FAMILY
MAP NUM		MKT AREA 02
NEIGHBORHOOD/LOC		2016.00
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE
BAS	1,552	100
FOP	128	30
UCP	364	20
TOTALS	2,044	1,663

MARKET ADJUSTMENTS												
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	1,663	119.8000	108.12	179,804	1971	1990	15	0	0	16.00	69.00
1 SINGLE FAM - 100% - 0												
Heated Area: 1552 HX Base Yr												
TOTALS	2,044	1,663	124,065									

EXTRA FEATURES												
L N	OB/XF CODE	DESCRIPTION	BLD	CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE	ORIG COND	YEAR ON
1	0510	GARAGE WD-	0	100	19	24	456.00	SF	26.25	26.25	100	1980
2	0681	POLE SHED	0	100	14	20	280.00	SF	11.25	11.25	100	1983
3	0810	CONCRETE A	0	100	0	0	2,288.00	SF	6.50	6.50	100	1990
4	0510	GARAGE WD-	0	100	30	24	720.00	SF	26.25	26.25	100	2001
5	0350	CARPORT WD	0	100	4	19	76.00	SF	9.75	9.75	100	1991
6	0476	VF 6 SBPL	0	100	0	0	48.00	LF	32.00	32.00	100	2001

745 OLIVE ST, FERNANDINA BEACH					BLD DATE						LGL DATE	
					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		
456.00	SF	26.25	26.25	100	1980	1980	3	20	2,394			
280.00	SF	11.25	11.25	100	1983	1983	3	20	630			
2,288.00	SF	6.50	6.50	100	1990	1990	3	62	9,221			
720.00	SF	26.25	26.25	100	2001	2001	3	30	5,670			
76.00	SF	9.75	9.75	100	1991	1991	3	20	148			
48.00	LF	32.00	32.00	100	2001	2001	3	58	891			

LAND DESCRIPTION												
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPH FACT
1	000100	C	SFR	100	0007		100.00	100.00	100.00	FF		1.00

YEAR ACTUAL	Q	% COND	OB/XF MKT VALUE	NOTES
1980	3	20	2,394	
1983	3	20	630	
1990	3	62	9,221	
2001	3	30	5,670	
1991	3	20	148	
2001	3	58	891	

NASSAU COUNTY PROPERTY			
VALUATION SUMMARY			PAGE 1 of 1
VALUATION BY			STANDARD
Tax Group: 8			Tax Dist:
BUILDING MARKET VALUE			124,065
TOTAL MARKET OB/XF VALUE			18,954
TOTAL LAND VALUE - MARKET			80,000
TOTAL MARKET VALUE			223,019
SOH/AGL Deduction			139,801
ASSESSED VALUE			83,218
TOTAL EXEMPTION VALUE			50,000
BASE TAXABLE VALUE			33,218
TOTAL JUST VALUE			223,019
NCON VALUE			0
INCOME VALUE			
PREVIOUS YEAR MKT VALUE			191,272

PERMIT NUM	DESCRIPTION	AMT	ISSUED
01-08916	ADDITION	11,025	11/01/2001

SALES DATA					
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD
0417/0497	4/01/1984	WD	Q	I	
GRANTOR:					
GRANTEE:					

BUILDING NOTES					
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BUILDING DIMENSIONS					
BAS=[YR=1993] W30 N8 W12 S8 W10 UCP=[YR=1993] W13 S28 E13 N28 \$ S28 FOP=[YR=1993] S8 E16 N8 W16 \$ E52 N28 \$.					