

BLOCK 214  
S 50 FT OF N 72 FT OF SUBLLOT A  
OF LOT 6

ALSAYYAD AYISHA ASHLEY M  
722 DIVISION ST  
FERNANDINA BEACH, FL 32034

2023

00-00-31-1800-0214-06A1



| BUILDING CHARACTERISTICS |    |                |
|--------------------------|----|----------------|
| ELEMENT                  | CD | CONSTRUCTION   |
| Exterior Wall            | 31 | HARDIE BRD 100 |
| Roof Structure           | 03 | GABLE/HIP 100  |
| Roof Cover               | 03 | COMP SHNGL 100 |
| Interior Wall            | 05 | DRYWALL 100    |
| Interior Floor           | 13 | LVT/LAMMT 80   |
| Interior Floor           | 11 | CLAY TILE 20   |
| Air Condition            | 03 | CENTRAL 100    |
| Heating Type             | 04 | AIR DUCTED 100 |
| Bedrooms                 |    | 3 100          |
| Bathrooms                |    | 2 100          |
| Frame                    | 02 | WOOD FRAME 100 |
| Stories                  | 1. | 1. 100         |
| Units                    |    | 0 100          |
| Occupancy                | 00 | NONE 100       |

|                  |         |                  |
|------------------|---------|------------------|
| Quality          | 06      | Quality Level 06 |
| DOR CODE         | 0100    | SINGLE FAMILY    |
| MAP NUM          |         | MKT AREA 01      |
| NEIGHBORHOOD/LOC | 1009.00 |                  |

| AREA TYPE | TOTAL GROSS AREA | PCT OF BASE | TOT ADJ AREA | SUBAREA MARKET VALUE |
|-----------|------------------|-------------|--------------|----------------------|
| BAS       | 1,500            | 100         | 1,500        | 235,980              |
| FGR       | 400              | 55          | 220          | 34,610               |
| FOP       | 30               | 30          | 9            | 1,416                |
| FSP       | 110              | 40          | 44           | 6,922                |
| PTO       | 30               | 5           | 2            | 315                  |
| TOTALS    | 2,070            |             | 1,775        | 279,243              |

| EXTRA FEATURES |            |             |         |   |   |        |    |       |                |           |         |
|----------------|------------|-------------|---------|---|---|--------|----|-------|----------------|-----------|---------|
| L N            | OB/XF CODE | DESCRIPTION | BLD CAP | L | W | UNITS  | UT | Adj R | ADJ UNIT PRICE | ORIG COND | YEAR ON |
| 2              | 0810       | CONCRETE A  | 0 100   | 0 | 0 | 856.00 | SF | 6.50  | 6.50           | 100       | 2021    |

| LAND DESCRIPTION |          |     |                      |     |      |          |       |        |             |           |      |
|------------------|----------|-----|----------------------|-----|------|----------|-------|--------|-------------|-----------|------|
| L N              | USE CODE | CLS | LAND USE DESCRIPTION | CAP | R D  | LOC ZONE | FRONT | DEPTH  | TOT LND UTS | UNIT TYPE | D T  |
| 1                | 000100   | C   | SFR                  | 100 | 0006 | R-2      | 50.00 | 100.00 | 50.00       | FF        | 1.00 |

| MARKET ADJUSTMENTS                                         |     |           |             |                |                |      |      |      |      |      |        |
|------------------------------------------------------------|-----|-----------|-------------|----------------|----------------|------|------|------|------|------|--------|
| TYPE                                                       | MDL | EFF. AREA | TOT ADJ PTS | EFF. BASE RATE | REPL. COST NEW | AYB  | EYB  | ECON | FNCT | NORM | % COND |
| 0900                                                       | 01  | 1,775     | 132.4800    | 157.32         | 279,243        | 2021 | 2021 | 0    | 0    | 0.00 | 100.00 |
| 2 SNGL FAM - 100% - 2022 Heated Area: 1500 HX Base Yr 2022 |     |           |             |                |                |      |      |      |      |      |        |
|                                                            |     |           |             |                |                |      |      |      |      |      |        |
| 722 DIVISION ST, FERNANDINA BEACH                          |     |           |             |                |                |      |      |      |      |      |        |

|          |            |    |           |  |
|----------|------------|----|-----------|--|
| BLD DATE | 07/16/2014 | KK | LGL DATE  |  |
| XF DATE  |            |    | LAND DATE |  |
| INC DATE |            |    | AG DATE   |  |

| TOTAL OB/XF |  |  |  |  |  |  |  |  |  |  |  |
|-------------|--|--|--|--|--|--|--|--|--|--|--|
| 5,564       |  |  |  |  |  |  |  |  |  |  |  |

| NASSAU COUNTY PROPERTY    |  |  |  |  |  |  |  |  |  |             |  |
|---------------------------|--|--|--|--|--|--|--|--|--|-------------|--|
| VALUATION SUMMARY         |  |  |  |  |  |  |  |  |  | PAGE 1 of 1 |  |
| VALUATION BY              |  |  |  |  |  |  |  |  |  | STANDARD    |  |
| Tax Group: 2              |  |  |  |  |  |  |  |  |  | Tax Dist:   |  |
| BUILDING MARKET VALUE     |  |  |  |  |  |  |  |  |  | 279,243     |  |
| TOTAL MARKET OB/XF VALUE  |  |  |  |  |  |  |  |  |  | 5,564       |  |
| TOTAL LAND VALUE - MARKET |  |  |  |  |  |  |  |  |  | 100,000     |  |
| TOTAL MARKET VALUE        |  |  |  |  |  |  |  |  |  | 384,807     |  |
| SOH/AGL Deduction         |  |  |  |  |  |  |  |  |  | 44,919      |  |
| ASSESSED VALUE            |  |  |  |  |  |  |  |  |  | 339,888     |  |
| TOTAL EXEMPTION VALUE     |  |  |  |  |  |  |  |  |  | 50,000      |  |
| BASE TAXABLE VALUE        |  |  |  |  |  |  |  |  |  | 289,888     |  |
| TOTAL JUST VALUE          |  |  |  |  |  |  |  |  |  | 384,807     |  |
| NCON VALUE                |  |  |  |  |  |  |  |  |  | 0           |  |
| INCOME VALUE              |  |  |  |  |  |  |  |  |  |             |  |
| PREVIOUS YEAR MKT VALUE   |  |  |  |  |  |  |  |  |  | 331,468     |  |

| PERMIT NUM | DESCRIPTION | AMT    | ISSUED     |
|------------|-------------|--------|------------|
| 20210478   | CO ISSUED   | 0      | 07/02/2021 |
| 20190036   | DEMOLITION  | 0      | 01/08/2020 |
| 983332     | REMODEL     | 27,000 | 03/11/1998 |

| SALES DATA                   |            |              |        |        |           |               |  |  |  |
|------------------------------|------------|--------------|--------|--------|-----------|---------------|--|--|--|
| OFF RECORD<br>Number         | DATE       | TYPE<br>INST | Q<br>U | V<br>I | RSN<br>CD | SALE<br>PRICE |  |  |  |
| 2419/0511                    | 12/15/2020 | WD           | U      | V      | 37        | 65,700        |  |  |  |
| GRANTOR: GIBBS MICHAEL       |            |              |        |        |           |               |  |  |  |
| GRANTEE: ALSAYYAD AYISHA ASH |            |              |        |        |           |               |  |  |  |
| 2327/0952                    | 12/20/2019 | WD           | U      | I      | 12        | 132,500       |  |  |  |
| GRANTOR: FANNIE MAE          |            |              |        |        |           |               |  |  |  |
| GRANTEE: GIBBS MICHAEL       |            |              |        |        |           |               |  |  |  |

| BUILDING NOTES |  |  |  |  |  |  |  |  |  |  |  |
|----------------|--|--|--|--|--|--|--|--|--|--|--|
|----------------|--|--|--|--|--|--|--|--|--|--|--|

| BUILDING DIMENSIONS                                                                                                                                                                                     |  |  |  |  |  |  |  |  |  |  |  |
|---------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|--|--|--|--|--|--|--|--|--|--|--|
| BAS=[YR=2021] W14 FSP=[YR=2021] W16 PTO=[YR=2021] W6 S5 E6<br>N5\$ S5 D2 R2 E14 N7\$ S7 W14 U2 L2 W10 S27 FGR=[YR=2021]<br>S20 E20 FOP=[YR=2021] S2 E5 N6 W5 S4\$ N20 W20\$ E20 S16 E5 S4<br>E15 N52\$. |  |  |  |  |  |  |  |  |  |  |  |