



BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	05	AVERAGE 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	12	HARDWOOD 100
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms	2	100
Bathrooms	1	100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units	0	100
BUD8 Adjustme	02	DIST FB 100
Occupancy	00	NONE 100

Quality	05	Quality Level 05
DOR CODE	0100	SINGLE FAMILY
MAP NUM		MKT AREA 01
NEIGHBORHOOD/LOC	1009.00	

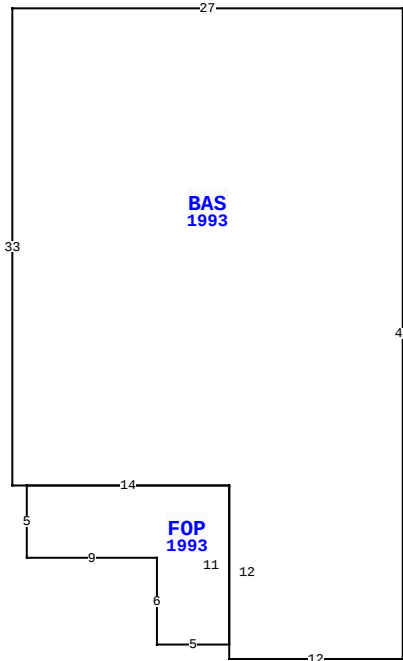
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,035	100	1,035	147,611
FOP	100	30	30	4,279
TOTALS	1,135		1,065	151,890

EXTRA FEATURES											
L N	OB/XF CODE	DESCRIPTION	BLD CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE	ORIG COND	YEAR ON
2	1242	WD DECK A	0	0	0	225.00	SF	10.00	10.00	100	2022

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	0	0006	R-2	40.00	100.00	40.00	FF	1.00

REVIEW DATE 03/30/2017 BY DJ

MARKET ADJUSTMENTS											
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
0900	01	1,065	127.0940	150.92	160,730	1930	2010	0	0	5.50	94.50
1 SNGL FAM - 0% - 0 Heated Area: 1035 HX Base Yr											
222 DIVISION ST, FERNANDINA BEACH											
BLD DATE 04/02/2014 KK LGL DATE											
XF DATE LAND DATE											
INC DATE AG DATE											



NASSAU COUNTY PROPERTY											
VALUATION SUMMARY											
VALUATION BY										STANDARD	
Tax Group: 2										Tax Dist:	
BUILDING MARKET VALUE										151,890	
TOTAL MARKET OB/XF VALUE										2,250	
TOTAL LAND VALUE - MARKET										80,000	
TOTAL MARKET VALUE										234,140	
SOH/AGL Deduction										30,658	
ASSESSED VALUE										203,482	
TOTAL EXEMPTION VALUE										0	
BASE TAXABLE VALUE										203,482	
TOTAL JUST VALUE										234,140	
NCON VALUE										2,250	
INCOME VALUE											
PREVIOUS YEAR MKT VALUE										183,521	

PERMIT NUM	DESCRIPTION	AMT	ISSUED
20101517	REMODEL	5,000	09/07/2010
20070895	XFOB	582	05/22/2007
4277	N/A	4,000	04/29/1987

SALES DATA							
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE	
2488/0534	8/17/2021	WD	Q	I	01	285,000	
GRANTOR: WHITESIDE JASON PAUL							
GRANTEE: GAMBA BRANDT & MELI							
2091/1236	12/12/2016	WD	Q	I	01	93,000	
GRANTOR: DAUGHTRY ANGELA							
GRANTEE: WHITESIDE JASON PAU							

BUILDING NOTES											
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BUILDING DIMENSIONS											
BAS=[YR=1993] W27 S33 E1 FOP=[YR=1993] S5 E9S6E5N11W14S6E14S12E12N45S.											

TOTAL OB/XF											
2,250											

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2,250											

Market: 0 Agricultural: 0 Common: 80,000 PRINTED 08/02/2023 BY SYS