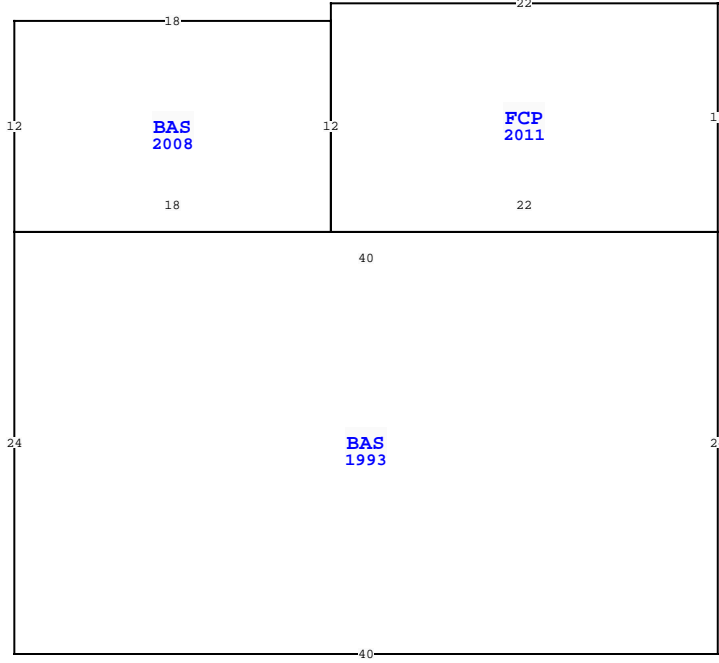


BUILDING CHARACTERISTICS				
ELEMENT	CD			
Exterior Wall	05 AVERAGE 100			
Roof Structur	03 GABLE/HIP 100			
Roof Cover	03 COMP SHNGL 100			
Interior Wall	05 DRYWALL 100			
Interior Floor	14 CARPET 80			
Interior Floor	08 SHT VINYL 20			
Air Condition	03 CENTRAL 100			
Heating Type	04 AIR DUCTED 100			
Bedrooms	3 100			
Bathrooms	2 100			
Frame	02 WOOD FRAME 100			
Stories	1. 1. 100			
Units	0 100			
BUD8 Adjustme	02 DIST FB 100			
Occupancy	00 NONE 100			
Quality	02 Quality Level 02			
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	960	100	960	82,076
BAS	216	100	216	18,467
FCP	286	25	72	6,155
TOTALS	1,462		1,248	106,699

MARKET ADJUSTMENTS												
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND	
0100	01	1,248	111.7770	100.88	125,898	1974	1990	0	0	0	15.25	84.75
1 SINGLE FAM - 0% - 0 Heated Area: 1176 HX Base Yr												



NASSAU COUNTY PROPERTY		PAGE 1 of 1	2
VALUATION SUMMARY			
VALUATION BY			STANDARD
Tax Group: 2	Tax Dist:		
BUILDING MARKET VALUE			106,699
TOTAL MARKET OB/XF VALUE			5,024
TOTAL LAND VALUE - MARKET			137,600
TOTAL MARKET VALUE			249,323
SOH/AGL Deduction			49,375
ASSESSED VALUE			199,948
TOTAL EXEMPTION VALUE			0
BASE TAXABLE VALUE			199,948
TOTAL JUST VALUE			249,323
NCON VALUE			0
INCOME VALUE			
PREVIOUS YEAR MKT VALUE			246,150

PERMIT NUM	DESCRIPTION	AMT	ISSUED
20110427	REPAIR/RRF	1,800	03/24/2011
20021398	H/AC	0	08/14/2002
20021355	ELEC OTHER	0	08/07/2002

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2378/0813	7/20/2020	WD	U	I	30	132,500
GRANTOR: RICHO LINDA GUARDIAN						
GRANTEE: RICHO LINDA						
2244/0297	12/10/2018	FJ	U	I	11	0
GRANTOR: CLERK OF COURT						
GRANTEE: RICHO HAZEL						

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	0	34	3			6.50	100	1974	1974	3	26	172	
2	0810	CONCRETE A	0	0	0	0			6.50	100	2008	2008	3	90	3,592	
3	0940	SHEDS/PORT	0	0	13	10			30.00	100	1980	1980	3	20	780	
4	0940	SHEDS/PORT	0	0	8	10			30.00	100	1980	1980	3	20	480	

TOTAL OB/XF													5,024				
330 S 12TH ST, FERNANDINA BEACH																	

BUILDING NOTES												

BUILDING DIMENSIONS												
FCP=[YR=2011] W22S1 BAS=[YR=2008] W18S12 BAS=[YR=1993] S24E40N24W40\$ E18N12\$ S12E22N13\$.												

LAND DESCRIPTION													TOTAL OB/XF												
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	86.00	100.00	86.00	FF		1.00	1.00	0.80	2,000.00	1,600.00	137,600								