



BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	05	AVERAGE 100
Roof Structure	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floor	11	CLAY TILE 50
Interior Floor	14	CARPET 50
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		4 100
Bathrooms		3.5 100
Frame	02	WOOD FRAME 100
Stories	2.	2. 100
Units		0 100
Occupancy	00	NONE 100

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Quality	03	Quality Level 03
DOR CODE	0100	SINGLE FAMILY

MAP NUM		MKT AREA	01
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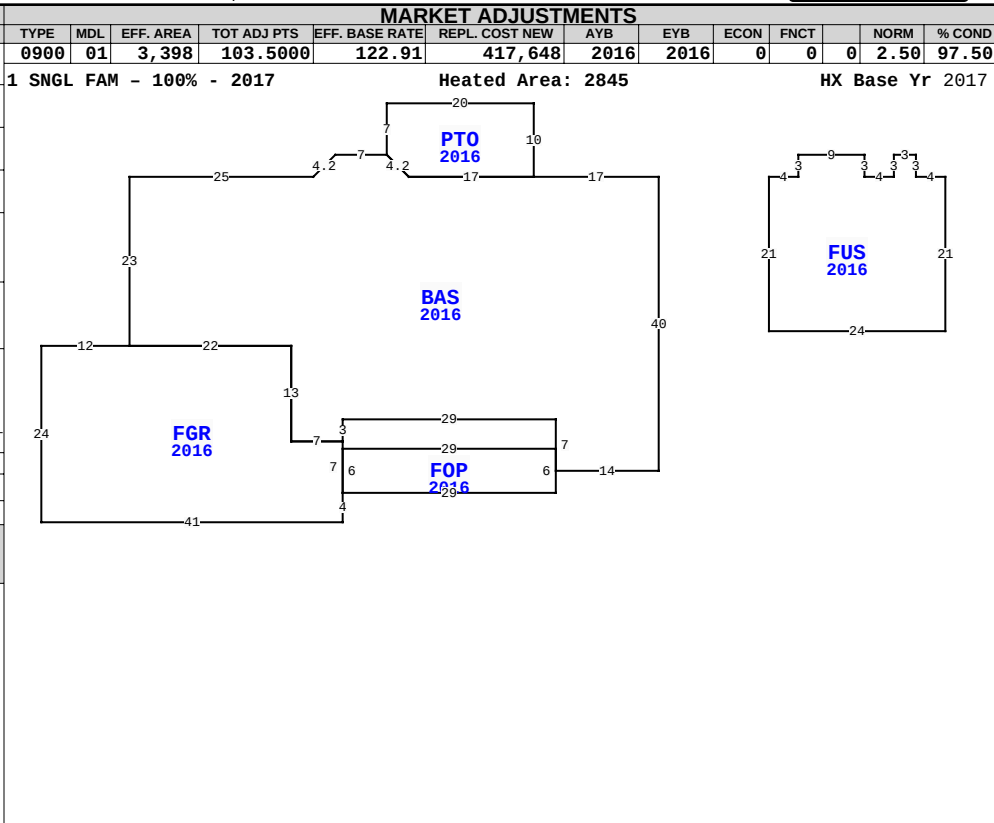
NEIGHBORHOOD/LOC	1009.00
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AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	2,305	100	2,305	276,225
FGR	893	55	491	58,840
FOP	174	30	52	6,231
FUS	540	100	540	64,712
PTO	196	5	10	1,198

TOTALS	4,108		3,398	407,207
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EXTRA FEATURES									
L N	OB/XF CODE	DESCRIPTION	BLD CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE
1	0812	CONCRETE C	0 100	0	0	1,278.00	SF	4.00	4.00
2	0810	CONCRETE A	0 100	0	0	115.00	SF	6.50	6.50
3	0476	VF 6 SBPL	0 100	0	0	378.00	LF	32.00	32.00
4	0470	VNYL GATE	0 100	0	0	2.00	UT	300.00	300.00
5	0911	SCRN RM A	0 100	0	0	1,200.00	SF	17.50	17.50
6	0845	KOOL DECK	0 100	0	0	804.00	SF	7.25	7.25
7	0861	POOL GUNIT	0 100	0	0	396.00	SF	85.00	85.00

LAND DESCRIPTION									
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS
1	000100	C	SFR	100			172.00	100.00	172.00



TOTAL OB/XF									
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1	0812	CONCRETE C	0 100	0	0	1,278.00	SF	4.00	4.00
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1	000100	C	SFR	100			172.00	100.00	172.00

NASSAU COUNTY PROPERTY									
VALUATION SUMMARY									
VALUATION BY	STANDARD								
Tax Group: 2	Tax Dist:								
BUILDING MARKET VALUE	421,837								
TOTAL MARKET OB/XF VALUE	72,694								
TOTAL LAND VALUE - MARKET	344,000								
TOTAL MARKET VALUE	838,531								
SOH/AGL Deduction	383,137								
ASSESSED VALUE	455,394								
TOTAL EXEMPTION VALUE	HX HB VX 55,000								
BASE TAXABLE VALUE	400,394								
TOTAL JUST VALUE	838,531								
NCON VALUE	0								
INCOME VALUE									
PREVIOUS YEAR MKT VALUE	711,080								

PERMIT NUM	DESCRIPTION	AMT	ISSUED
20181700	SWIM POOL	53,629	05/18/2018
20172948	24X25	27,552	09/26/2017
20153005	CO ISSUED	0	10/26/2016
20153005	NEW CONSTR	0	12/30/2015

SALES DATA							
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE	
2017/1348	12/07/2015	WD	U	V	11	100	
GRANTOR: UNITY WOODS AT AMELIA							
GRANTEE: KEGLER MICHAEL							
2016/0787	10/27/2015	WD	U	V	11	100	
GRANTOR: UNITY WOODS AT AMELIA							
GRANTEE: KEGLER MICHAEL							

BUILDING NOTES									
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BUILDING DIMENSIONS									
BAS=[YR=2016] W17 PTO=[YR=2016] N10 W20 S7 D3 R3 E17\$ W17 U3 L3 W7 D3 L3 W25 S23 FGR=[YR=2016] W12 S24 E41 N4 FOP=[YR=2016] E29 N6 W29 S6\$ N7 W7 N13 W22\$ E22 S13 E7 N3 E29 S7 E14 N40\$ PTR=E15 FUS=[YR=2016] E4 N3 E9 S3 E4 N3 E3 S3 E4 S21 W24 N21\$ W15\$.									

KEGLER MICHAEL
325 VERNON ST
FERNANDINA BEACH, FL 32034

00-00-31-1800-0230-05D0

[illegible]