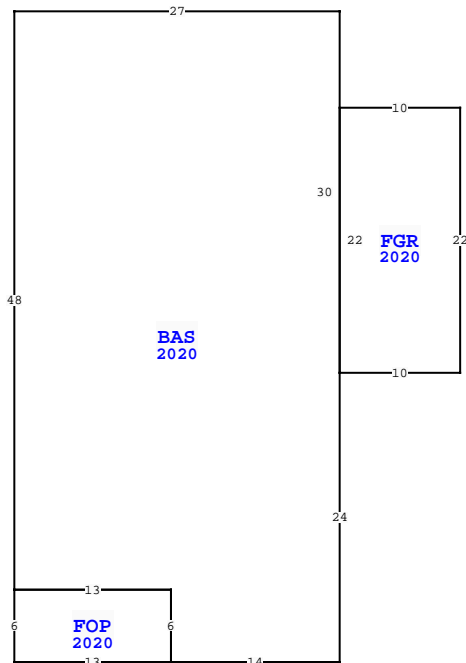


BUILDING CHARACTERISTICS		CONSTRUCTION	
ELEMENT	CD		
Exterior Wall	10	ABOVE AVG	100
Roof Structur	03	GABLE/HIP	100
Roof Cover	03	COMP SHNGL	100
Interior Wall	05	DRYWALL	100
Interior Floor	13	LVT/LAMMT	100
Air Condition	03	CENTRAL	100
Heating Type	04	AIR DUCTED	100
Bedrooms		3	100
Bathrooms		2	100
Frame	02	WOOD FRAME	100
Stories	1.	1.	100
Units		0	100
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
BAS	1,380	100	1,380
FGR	220	55	121
FOP	78	30	23
			SUBAREA MARKET VALUE
			168,851
			14,805
			2,814
TOTALS	1,678		1,524
			186,469

MARKET ADJUSTMENTS											
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
1	SFR	MODULR	- 100%	- 2023							
					Heated Area: 1380	HX Base Yr 2023					



NASSAU COUNTY PROPERTY		PAGE 1 of 1	2
VALUATION SUMMARY			
VALUATION BY			STANDARD
Tax Group: 2		Tax Dist:	
BUILDING MARKET VALUE			186,469
TOTAL MARKET OB/XF VALUE			4,196
TOTAL LAND VALUE - MARKET			91,648
TOTAL MARKET VALUE			282,313
SOH/AGL Deduction			0
ASSESSED VALUE			282,313
TOTAL EXEMPTION VALUE	HX HB		50,000
BASE TAXABLE VALUE			232,313
TOTAL JUST VALUE			282,313
NCON VALUE			0
INCOME VALUE			
PREVIOUS YEAR MKT VALUE			269,980

PERMIT NUM	DESCRIPTION	AMT	ISSUED
20200235	NEW CONSTR	181,618	05/21/2020

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2408/0991	10/12/2020	WD	Q	I	01	295,000
GRANTOR: KILIMANJARO HOMES LLC						
GRANTEE: LENTZ ROBIN C & TOB						
2335/1393	1/29/2020	WD	U	V	11	100
GRANTOR: CORBETT ERIC T						
GRANTEE: KILIMANJARO HOMES L						

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	100	0	0			6.50	100	2020	2020	3	99	4,196	

838 S 11TH ST, FERNANDINA BEACH

BLD DATE		LGL DATE	
XF DATE		LAND DATE	
INC DATE		AG DATE	

BUILDING NOTES									

BUILDING DIMENSIONS									
BAS=[YR=2020] W27 S48 FOP=[YR=2020] S6 E13 N6 W13 \$ E13 S6 E14 N24 FGR=[YR=2020] E10 N22 W10 S22 \$ N30 \$.									

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	100		RS-2	57.00	100.00	57.28	FF		1.00	1.00	0.80	2,000.00	1,600.00	91,648							