

LOT 69  
IN OR 860/1382  
GOLF SIDE AT SUMMER BEACH #1

KELLEY LEILA M SPECIAL TRUST/KELLEY LEILA M TRUSTE  
217 SOUTH HUNTERSVILLE RD  
BATESVILLE, IN 47006

2023

00-SB-30-065A-0069-0000



| BUILDING CHARACTERISTICS |     |                |
|--------------------------|-----|----------------|
| ELEMENT                  | CD  | CONSTRUCTION   |
| Exterior Wall            | 16  | WD FR STUC 100 |
| Roof Structur            | 03  | GABLE/HIP 100  |
| Roof Cover               | 03  | COMP SHNGL 100 |
| Interior Wall            | 05  | DRYWALL 100    |
| Interior Floo            | 14  | CARPET 80      |
| Interior Floo            | 11  | CLAY TILE 20   |
| Air Condition            | 03  | CENTRAL 100    |
| Heating Type             | 04  | AIR DUCTED 100 |
| Bedrooms                 | 4   | 100            |
| Bathrooms                | 3.5 | 100            |
| Frame                    | 02  | WOOD FRAME 100 |
| Stories                  | 1.  | 1. 100         |
| Units                    | 0   | 100            |
| Occupancy                | 00  | NONE 100       |

|          |      |                  |
|----------|------|------------------|
| Quality  | 04   | Quality Level 04 |
| DOR CODE | 0100 | SINGLE FAMILY    |

|         |  |          |    |
|---------|--|----------|----|
| MAP NUM |  | MKT AREA | 03 |
|---------|--|----------|----|

|                  |         |
|------------------|---------|
| NEIGHBORHOOD/LOC | 3019.00 |
|------------------|---------|

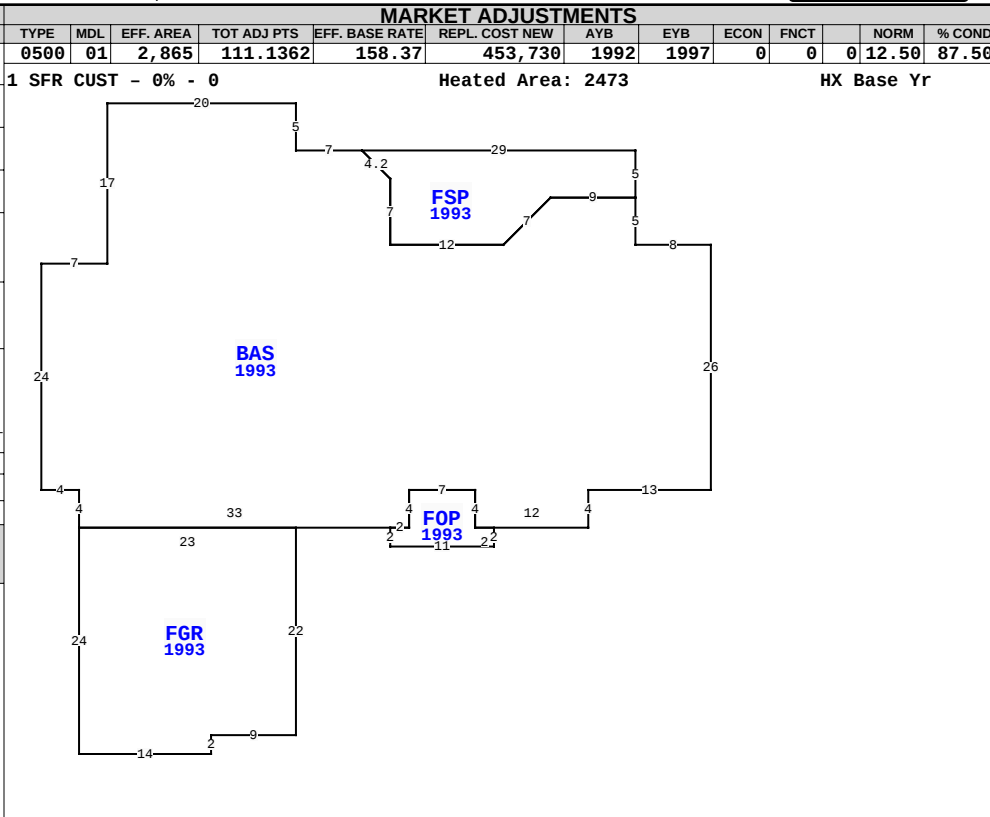
| AREA TYPE | TOTAL GROSS AREA | PCT OF BASE | TOT ADJ AREA | SUBAREA MARKET VALUE |
|-----------|------------------|-------------|--------------|----------------------|
| BAS       | 2,473            | 100         | 2,473        | 342,693              |
| FGR       | 534              | 55          | 294          | 40,741               |
| FOP       | 50               | 30          | 15           | 2,079                |
| FSP       | 207              | 40          | 83           | 11,502               |

|        |       |  |       |         |
|--------|-------|--|-------|---------|
| TOTALS | 3,264 |  | 2,865 | 397,014 |
|--------|-------|--|-------|---------|

| EXTRA FEATURES |            |             |     |     |   |   |          |    |          |
|----------------|------------|-------------|-----|-----|---|---|----------|----|----------|
| L N            | OB/XF CODE | DESCRIPTION | BLD | CAP | L | W | UNITS    | UT | Adj R    |
| 1              | 0500       | FP-PRE FAB  | 0   | 0   | 0 | 0 | 1.00     | UT | 3,500.00 |
| 2              | 0858       | SCULP CONC  | 0   | 0   | 0 | 0 | 1,429.00 | SF | 13.00    |
| 3              | 0810       | CONCRETE A  | 0   | 0   | 0 | 0 | 21.00    | SF | 6.50     |

| LAND DESCRIPTION |          |     |                      |     |     |          |       |       |             |
|------------------|----------|-----|----------------------|-----|-----|----------|-------|-------|-------------|
| L N              | USE CODE | CLS | LAND USE DESCRIPTION | CAP | R D | LOC ZONE | FRONT | DEPTH | TOT LND UTS |
| 1                | 000140   | C   | SFR GOLF A           | 0   |     | PUD      | 0.00  | 0.00  | 1.00        |

|             |            |    |     |
|-------------|------------|----|-----|
| REVIEW DATE | 01/14/2021 | BY | KBA |
|-------------|------------|----|-----|



|                                 |          |           |
|---------------------------------|----------|-----------|
| 4721 GENOA DR, FERNANDINA BEACH | BLD DATE | LGL DATE  |
|                                 | XF DATE  | LAND DATE |
|                                 | INC DATE | AG DATE   |

| ORIG COND | YEAR ON | YEAR ACTUAL | Q | % COND | OB/XF MKT VALUE | NOTES |
|-----------|---------|-------------|---|--------|-----------------|-------|
| 100       | 1992    | 1992        | 3 | 74     | 2,590           |       |
| 100       | 1992    | 1992        | 3 | 89     | 16,534          |       |
| 100       | 1992    | 1992        | 3 | 66     | 90              |       |

| TOTAL OB/XF |  |  |  |  |  |  |  |  |  |
|-------------|--|--|--|--|--|--|--|--|--|
| 19,214      |  |  |  |  |  |  |  |  |  |

|                   |                           |           |                 |
|-------------------|---------------------------|-----------|-----------------|
| Total Acres: 0.00 | Total Land Value: 425,000 | Market: 0 | Agricultural: 0 |
|-------------------|---------------------------|-----------|-----------------|

| NASSAU COUNTY PROPERTY    |           |  |             |
|---------------------------|-----------|--|-------------|
| VALUATION SUMMARY         |           |  | PAGE 1 of 1 |
| VALUATION BY              | STANDARD  |  |             |
| Tax Group: 8              | Tax Dist: |  |             |
| BUILDING MARKET VALUE     | 397,014   |  |             |
| TOTAL MARKET OB/XF VALUE  | 19,214    |  |             |
| TOTAL LAND VALUE - MARKET | 425,000   |  |             |
| TOTAL MARKET VALUE        | 841,228   |  |             |
| SOH/AGL Deduction         | 107,905   |  |             |
| ASSESSED VALUE            | 733,323   |  |             |
| TOTAL EXEMPTION VALUE     | 0         |  |             |
| BASE TAXABLE VALUE        | 733,323   |  |             |
| TOTAL JUST VALUE          | 841,228   |  |             |
| NCON VALUE                | 0         |  |             |
| INCOME VALUE              |           |  |             |
| PREVIOUS YEAR MKT VALUE   | 712,679   |  |             |

| PERMIT NUM | DESCRIPTION | AMT    | ISSUED     |
|------------|-------------|--------|------------|
| 7740       | NEW CONSTR  | 98,332 | 12/26/1991 |

| SALES DATA                     |            |           |     |     |        |
|--------------------------------|------------|-----------|-----|-----|--------|
| OFF RECORD Number              | DATE       | TYPE INST | Q U | V I | RSN CD |
| 0860/1382                      | 12/30/1998 | QC        | U   | I   | 01     |
| GRANTOR: KELLEY WILLIAM & LEIL |            |           |     |     |        |
| GRANTEE: KELLEY LEILA M TRUS   |            |           |     |     |        |
| 0618/0707                      | 2/05/1991  | WD        | Q   | V   |        |
| GRANTOR: BARBOUR AUSTIN        |            |           |     |     |        |
| GRANTEE: KELLEY WM & LEILA     |            |           |     |     |        |

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

| BUILDING DIMENSIONS                                                                                                                                                                                                                    |  |  |  |  |  |
|----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|--|--|--|--|--|
| BAS=[YR=1993] W8 N5 FSP=[YR=1993] N5 W29 D3 R3 S7 E12 U5 R5 E9 \$ W9 D5 L5 W12 N7 L3 U3 W7 N5 W20 S17 W7 S24 E4 S4 FGR=[YR=1993] S24 E14 N2 E9 N22 W23 \$ E33 FOP=[YR=1993] S2 E11 N2 W2 N4 W7 S4 W2\$ E2 N4 E7 S4 E12 N4 E13 N26 \$ . |  |  |  |  |  |