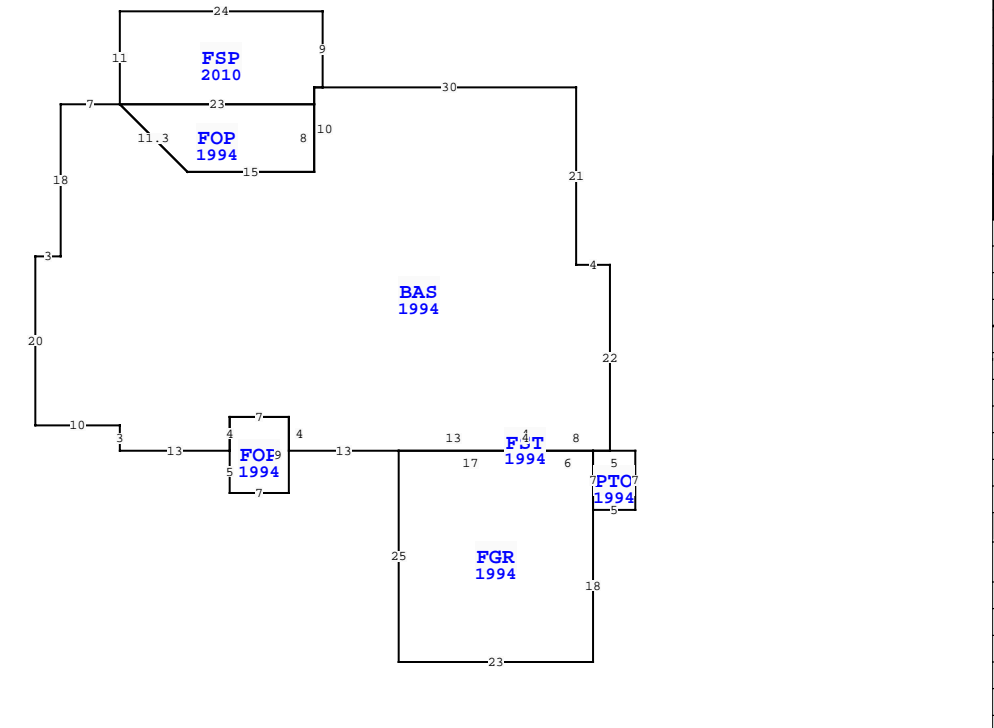


BUILDING CHARACTERISTICS	
ELEMENT	CD CONSTRUCTION
Exterior Wall	16 WD FR STUC 100
Roof Structur	03 GABLE/HIP 100
Roof Cover	03 COMP SHNGL 100
Interior Wall	05 DRYWALL 80
Interior Wall	08 DECORATIVE 20
Interior Floor	14 CARPET 80
Interior Floor	11 CLAY TILE 20
Air Condition	03 CENTRAL 100
Heating Type	04 AIR DUCTED 100
Bedrooms	3 100
Bathrooms	2.5 100
Frame	02 WOOD FRAME 100
Stories	1. 1. 100
Units	0 100
Occupancy	00 NONE 100

MARKET ADJUSTMENTS											
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
0500	01	2,994	109.1622	155.56	465,747	1994	1994	0	0	14.00	86.00



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	2,502	100	2,502	334,721
FGR	575	55	316	42,275
FOP	63	30	19	2,542
FOP	152	30	46	6,154
FSP	262	40	105	14,047
FST	8	55	4	535
PTO	35	5	2	267
TOTALS	3,597		2,994	400,542

95166 CAPTAINS WAY, FERNANDINA BEACH

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	0500	FP-PRE FAB	0	100	0	1.00	UT	3,500.00	3,500.00	100	1994	1994	3	77	2,695	
2	0855	CONC PAVER	0	100	0	1,655.00	SF	7.00	7.00	100	2011	2011	3	93	10,774	
3	0855	CONC PAVER	0	100	0	30.00	SF	7.00	7.00	100	2011	2011	3	93	195	

TOTAL OB/XF												13,664				
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LAND DESCRIPTION																								
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	000140	C	SFR GOLF A	100	0003	PUD	0.00	0.00	1.00	LT		1.00	1.00	1.00	425,000.00	425,000.00	425,000							

TOTAL OB/XF												13,664				
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NASSAU COUNTY PROPERTY			PAGE 1 of 1	8
VALUATION SUMMARY				
VALUATION BY			STANDARD	
Tax Group: 8		Tax Dist:		
BUILDING MARKET VALUE			400,542	
TOTAL MARKET OB/XF VALUE			13,664	
TOTAL LAND VALUE - MARKET			425,000	
TOTAL MARKET VALUE			839,206	
SOH/AGL Deduction			261,495	
ASSESSED VALUE			577,711	
TOTAL EXEMPTION VALUE			50,000	
BASE TAXABLE VALUE			527,711	
TOTAL JUST VALUE			839,206	
NCON VALUE			0	
INCOME VALUE				
PREVIOUS YEAR MKT VALUE			727,134	

PERMIT NUM	DESCRIPTION	AMT	ISSUED
P1216070	WTRHTR	0	08/01/2012
B23737	XFOB	4,123	06/01/2010
B9906458	GARAGE	19,000	10/01/1999
B9501937	ADDITION	2,658	05/01/1995
B9400835	NEW CONSTR	160,865	03/01/1994

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2515/0111	11/04/2021	WD	U	I	11	100
GRANTOR: AMMIANO MICHAEL J & D						
GRANTEE: AMMIANO MICHAEL & D						
2262/0851	3/15/2019	WD	Q	I	02	672,000
GRANTOR: WOODS SANDRA						
GRANTEE: AMMIANO MICHAEL J &						

BUILDING NOTES											
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BUILDING DIMENSIONS											
BAS=[YR=1994] W4 N21W30 FSP=[YR=2010] N9 W24 S11											
FOP=[YR=1994] D8 R8 E15 N8 W23 E23 N2 E1 S10 W15 U8 L8											
W7 S18 W3 S20 E10 S3 E13 FOP=[YR=1994] S5 E7 N9 W7 S4 S N4 E7											
S4 E13 FGR=[YR=1994] S25 E23 N18 PTO=[YR=1994] E5 N7 W5 S7 S											
N7 W6 FST=[YR=1994] N2 W4 S2 E4 S W17 S E13 N2 E4 S2 E8 N22 S											