



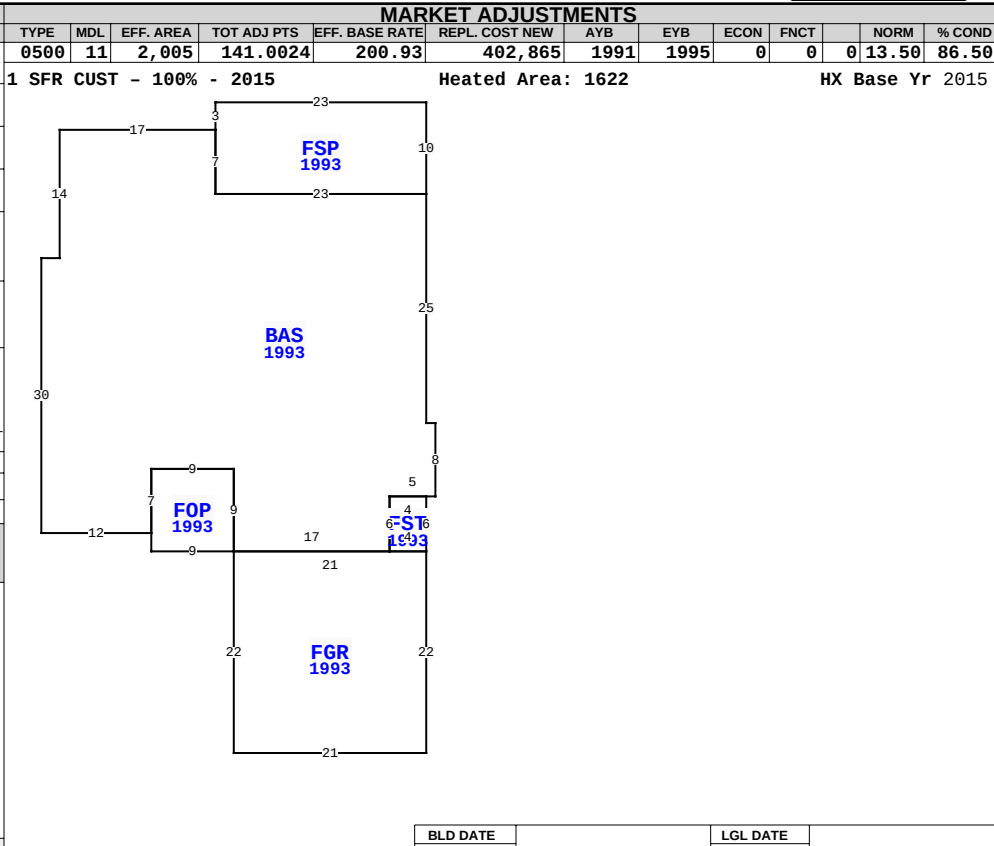
BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	16	WD FR STUC 100
Roof Structure	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floor	14	CARPET 70
Interior Floor	07	CORK/VTILE 30
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100

Quality	04	Quality Level 04
DOR CODE	0100	SINGLE FAMILY
MAP NUM		MKT AREA 03
NEIGHBORHOOD/LOC	3045.00	

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,622	100	1,622	281,910
FGR	462	55	254	44,146
FOP	81	30	24	4,171
FSP	230	40	92	15,990
FST	24	55	13	2,259
TOTALS	2,419		2,005	348,478

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
1	0855	CONC PAVER	0 100	0	0	1,072.00	SF	7.00	7.00	100	2014	2014	3	95

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
1	000100	C	SFR	100		PUD	0.00	0.00	1.00	LT		1.00	1.00	1.00



4967 SUMMER BEACH BLVD, FERNANDINA BEACH														
TOTAL OB/XF 7,129														

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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
1	000100	C	SFR	100		PUD	0.00	0.00	1.00	LT		1.00	1.00	1.00

NASSAU COUNTY PROPERTY			
VALUATION SUMMARY			PAGE 1 of 1 8
VALUATION BY		STANDARD	
Tax Group: 8		Tax Dist:	
BUILDING MARKET VALUE		348,478	
TOTAL MARKET OB/XF VALUE		7,129	
TOTAL LAND VALUE - MARKET		250,000	
TOTAL MARKET VALUE		605,607	
SOH/AGL Deduction		236,981	
ASSESSED VALUE		368,626	
TOTAL EXEMPTION VALUE		55,000	
BASE TAXABLE VALUE		313,626	
TOTAL JUST VALUE		605,607	
NCON VALUE		0	
INCOME VALUE			
PREVIOUS YEAR MKT VALUE		501,046	

PERMIT NUM	DESCRIPTION	AMT	ISSUED
7564	NEW CONSTR	3,100	07/19/1991
03859	H/AC	2,500	07/18/1991
4372	NEW CONSTR	3,200	06/24/1991
7322	NEW CONSTR	71,200	06/19/1991

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2490/0762	8/23/2021	WD	U	I	11	100
GRANTOR: KALHOR ARDAVAN						
GRANTEE: KALHOR ARDAVAN REVO						
1087/1897	10/16/2002	WD	Q	I		350,000
GRANTOR: JENKINS WIEHELMINA M						
GRANTEE: KALHOR ARDAVAN & GU						

BUILDING NOTES														
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BUILDING DIMENSIONS														
FSP=[YR=1993] W23 S3 BAS=[YR=1993] W17 S14 W2 S30 E12 FOP=[YR=1993] S2 E9 FGR=[YR=1993] S22 E21 N22 FST=[YR=1993] N6 W4 S6 E4\$ W21\$ N9 W9 S7\$ N7 E9 S9 E17 N6 E5 N8 W1 N25W23 N7\$ S7 E23 N10\$.														