



BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	12	CEDAR 100
Roof Structur	08	IRREGULAR 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	11	CLAY TILE 60
Interior Floo	14	CARPET 40
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		3.5 100
Frame	02	WOOD FRAME 100
Stories	2.	2. 100
Units		0 100

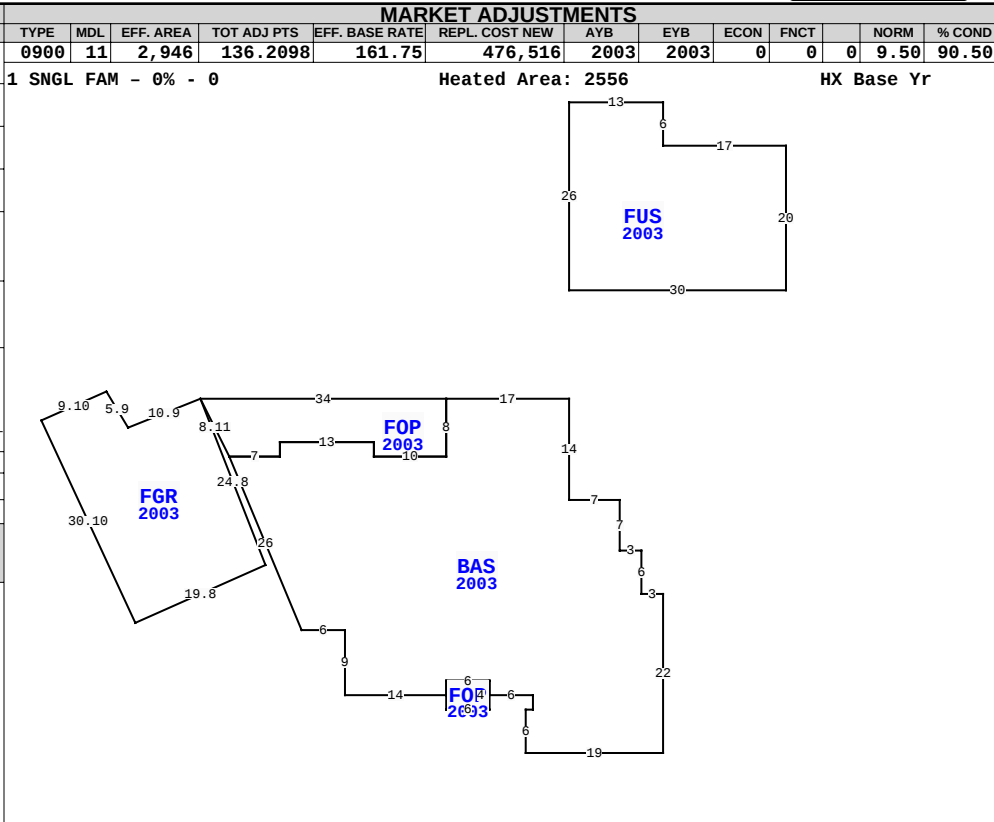
Quality	01	Quality Level 01
DOR CODE	0100	SINGLE FAMILY
MAP NUM		MKT AREA 10
NEIGHBORHOOD/LOC	10001.00	

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,878	100	1,878	274,909
FGR	570	55	314	45,965
FOP	24	30	7	1,024
FOP	230	30	69	10,101
FUS	678	100	678	99,249

TOTALS	3,380		2,946	431,247
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EXTRA FEATURES									
L N	OB/XF CODE	DESCRIPTION	BLD	CAP	L	W	UNITS	UT	Adj R
1	0504	FP-ELECTRI	0	0	0	0	1.00	UT	2,000.00
2	0855	CONC PAVER	0	0	0	0	1,039.00	SF	10.00
3	0855	CONC PAVER	0	0	0	0	159.00	SF	10.00
4	1075	TRELLIS G	0	0	0	0	215.00	SF	35.00
5	1075	TRELLIS G	0	0	8	8	64.00	SF	35.00
6	1242	WD DECK A	0	0	7	3	21.00	SF	10.00
7	1125	CB/STC 6"	0	0	0	0	473.00	SF	7.35
8	1126	CB/STC 8"	0	0	0	0	91.00	SF	8.00
9	0600	SUMMER KIT	0	0	0	0	1.00	UT	5,000.00

LAND DESCRIPTION									
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS
1	000100	C	SFR	0		RS-1	0.00	0.00	1.00



1 WOOD DUCK RD, FERNANDINA BEACH	BLD DATE	LGL DATE
	XF DATE	LAND DATE
	INC DATE	AG DATE

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	0504	FP-ELECTRI	0	0	0	0	1.00	UT	2,000.00	2,000.00	100	2003	2003	3	88	1,760	
2	0855	CONC PAVER	0	0	0	0	1,039.00	SF	10.00	10.00	100	2003	2003	3	84	8,728	
3	0855	CONC PAVER	0	0	0	0	159.00	SF	10.00	10.00	100	2003	2003	3	84	1,336	
4	1075	TRELLIS G	0	0	0	0	215.00	SF	35.00	35.00	100	2003	2003	3	36	2,709	
5	1075	TRELLIS G	0	0	8	8	64.00	SF	35.00	35.00	100	2003	2003	3	36	806	
6	1242	WD DECK A	0	0	7	3	21.00	SF	10.00	10.00	100	2003	2003	3	22	46	
7	1125	CB/STC 6"	0	0	0	0	473.00	SF	7.35	7.35	100	2003	2003	3	84	2,920	
8	1126	CB/STC 8"	0	0	0	0	91.00	SF	8.00	8.00	100	2003	2003	3	84	612	
9	0600	SUMMER KIT	0	0	0	0	1.00	UT	5,000.00	5,000.00	100	2006	2006	3	31	1,550	

LAND DESCRIPTION									TOTAL OB/XF										20,467						
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPHT 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	0		RS-1	0.00	0.00	1.00	LT		1.00	1.00	1.00	450,000.00	450,000.00	450,000								

NASSAU COUNTY PROPERTY										PAGE 1 of 1		5
VALUATION SUMMARY										STANDARD		
VALUATION BY										Tax Group: 5		
BUILDING MARKET VALUE										Tax Dist:		
TOTAL MARKET OB/XF VALUE										431,247		
TOTAL LAND VALUE - MARKET										20,467		
TOTAL MARKET VALUE										450,000		
SOH/AGL Deduction										901,714		
ASSESSED VALUE										160,662		
TOTAL EXEMPTION VALUE										741,052		
BASE TAXABLE VALUE										0		
TOTAL JUST VALUE										741,052		
NCON VALUE										901,714		
INCOME VALUE										0		
PREVIOUS YEAR MKT VALUE										888,947		

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B0210444	NEW CONSTR	205,000	11/01/2002
R024553	REPAIR/RRF	4,500	11/01/2002

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2363/0332	5/15/2020	WD	U	I	11	100
GRANTOR: TOMPKINS KATHRYN S						
GRANTEE: TOMPKINS KATHRYN S						
2362/0756	5/15/2020	WD	U	I	11	100
GRANTOR: TOMPKINS KATHRYN S RE						
GRANTEE: TOMPKINS KATHRYN S						

BUILDING NOTES									
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BUILDING DIMENSIONS									
BAS=[YR=2003] W17 FOP=[YR=2003] W34 FGR=[YR=2003] D4 L10 U5 L3 L9 D4 D28 R13 R18 U8 U23 L9 \$ D8 R4 E7 N2 E13 S2 E10 N8\$ S8 W10 N2 W13 S2 W7 D24 R10 E6 S9 E14 FOP=[YR=2003] S2 E6 N4 W6 S2\$ N2 E6 S2 E6 S2 W1 S6 E19 N22 W3 N6 W3 N7 W7 N14\$ PTR=N15 FUS=[YR=2003] N26 E13 S6 E17 S20 W30\$ S15\$.									