



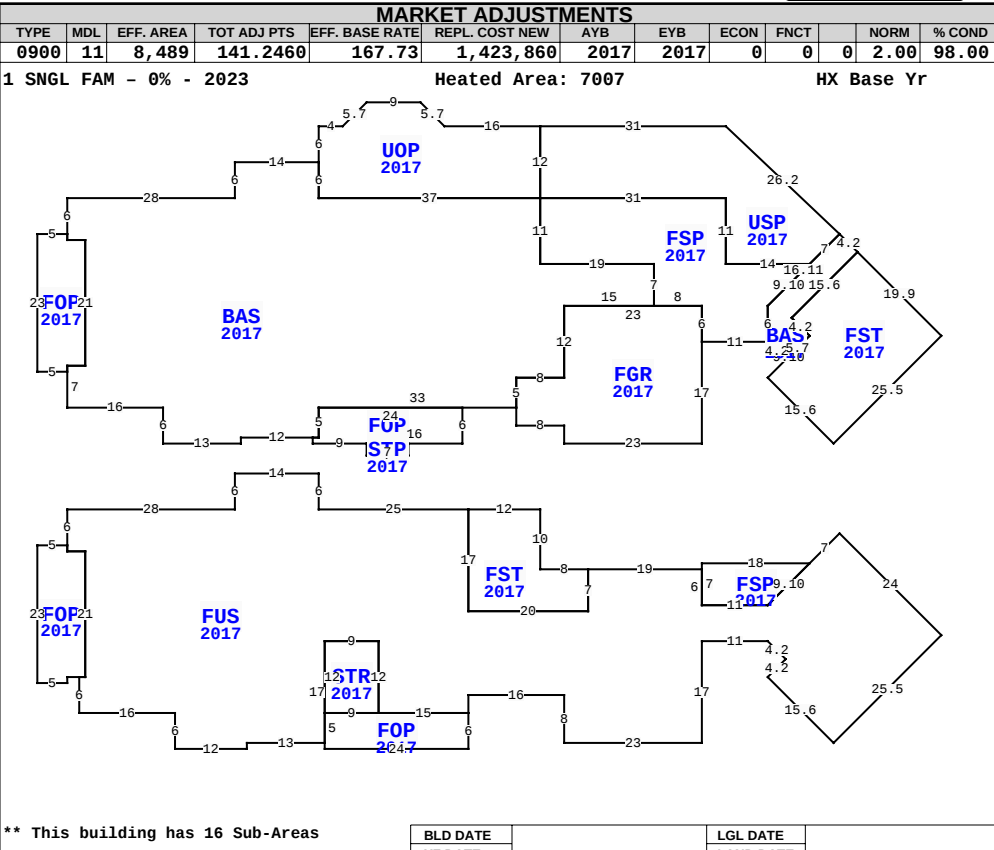
BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	10	ABOVE AVG 100
Roof Structur	08	IRREGULAR 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	11	CLAY TILE 100
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms	10	100
Bathrooms	10.5	100
Frame	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
NEIGHBORHOOD/LOC	10001.00	

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	105	100	105	17,260
BAS	3,090	100	3,090	507,920
FGR	593	55	326	53,586
FOP	144	30	43	7,068
FOP	145	30	44	7,232
FOP	178	30	53	8,712
FOP	178	30	53	8,712
FSP	102	40	41	6,739
FSP	565	40	226	37,149
FST	260	55	143	23,505
TOTALS	10,878		8,489	1,395,383

EXTRA FEATURES											
L N	OB/XF CODE	DESCRIPTION	BLD	CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE	NOTES
1	0861	POOL GUNIT	0	0	0	0	321.00	SF	85.00	85.00	
2	0855	CONC PAVER	0	0	0	0	2,099.00	SF	7.00	7.00	
3	0855	CONC PAVER	0	0	0	0	112.00	SF	7.00	7.00	
4	0855	CONC PAVER	0	0	4	14	56.00	SF	7.00	7.00	
5	1126	CB/STC 8"	0	0	62	0	434.00	SF	8.00	8.00	
6	1126	CB/STC 8"	0	0	0	0	182.00	SF	8.00	8.00	
7	0463	FENCE GATE	0	0	0	0	1.00	UT	300.00	300.00	
8	0500	FP-PRE FAB	0	0	0	0	1.00	UT	3,500.00	3,500.00	

LAND DESCRIPTION											
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	NOTES
1	000100	C	SFR	0		RS-1	0.00	0.00	2.00	LT	



** This building has 16 Sub-Areas											
2 WOOD DUCK RD, FERNANDINA BEACH											
BLD DATE				LGL DATE							
XF DATE				LAND DATE							
INC DATE				AG DATE							

TOTAL OB/XF											
47,622											

NASSAU COUNTY PROPERTY			
VALUATION SUMMARY			PAGE 1 of 1
VALUATION BY	STANDARD		
Tax Group: 5	Tax Dist:		
BUILDING MARKET VALUE	1,395,383		
TOTAL MARKET OB/XF VALUE	47,622		
TOTAL LAND VALUE - MARKET	630,000		
TOTAL MARKET VALUE	2,073,005		
SOH/AGL Deduction	0		
ASSESSED VALUE	2,073,005		
TOTAL EXEMPTION VALUE	0		
BASE TAXABLE VALUE	2,073,005		
TOTAL JUST VALUE	2,073,005		
NCON VALUE	0		
INCOME VALUE			
PREVIOUS YEAR MKT VALUE	2,721,042		

PERMIT NUM	DESCRIPTION	AMT	ISSUED
1704365	CO ISSUED	0	05/16/2017
B1633650	SWIM POOL	0	12/01/2016
B1632403	NEW CONSTR	847,337	05/25/2016

SALES DATA					
OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD
2609/0085	12/16/2022	WD	Q	I	01
GRANTOR: MILLER THOMAS III & A					
GRANTEE: FLANNERY KENT M & J					
1998/0400	8/19/2015	WD	Q	V	01
GRANTOR: HENNEIN SWAILEIM S &					
GRANTEE: MILLER THOMAS III &					

BUILDING NOTES											
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BUILDING DIMENSIONS											
FST=[YR=2017] U14 L14 BAS=[YR=2017] U3 L3 USP=[YR=2017] U18 L19 W31UOP=[YR=2017] W16 U4 L4 W9 L4 D4 W4S6 BAS=[YR=2017] W14 S6W28S6FOP=[YR=2017] W5S23E5N1E3N21 W3N1S1E3S21W3S7E16S6E13N1E12 FOP=[YR=2017] S1E9STP=[YR=2017] S2E7N2W7S E16N6W24S5W1S1E1N5E33FGR=[YR=2017] S3 E8S3E23N17FSP=[YR=2017] E11N6 U7 R7 W14N11W31S11E19S7E8S6S6N6W23S12 W8S5S5N5E8N12E15N7W19N11W37N6S S6E37N12S S12E31S11E14 U5 R5 S D12 L12 S6 R3 D3 U4 R4 U3 L3 U11 R11 S D11 L11 R3 D3 L7 D7 D11 R11 U18 R18 \$PTR=S50 FUS=[YR=2017] U17 L17 L5 D5 FSP=[YR=2017] W18S7E11 U7 R7 S D7 L7 W11N6W19 FST=[YR=2017] W8N10W12S17E20N7S7W20 N17W25N6W14S6W28S6FOP=[YR=2017] W5											