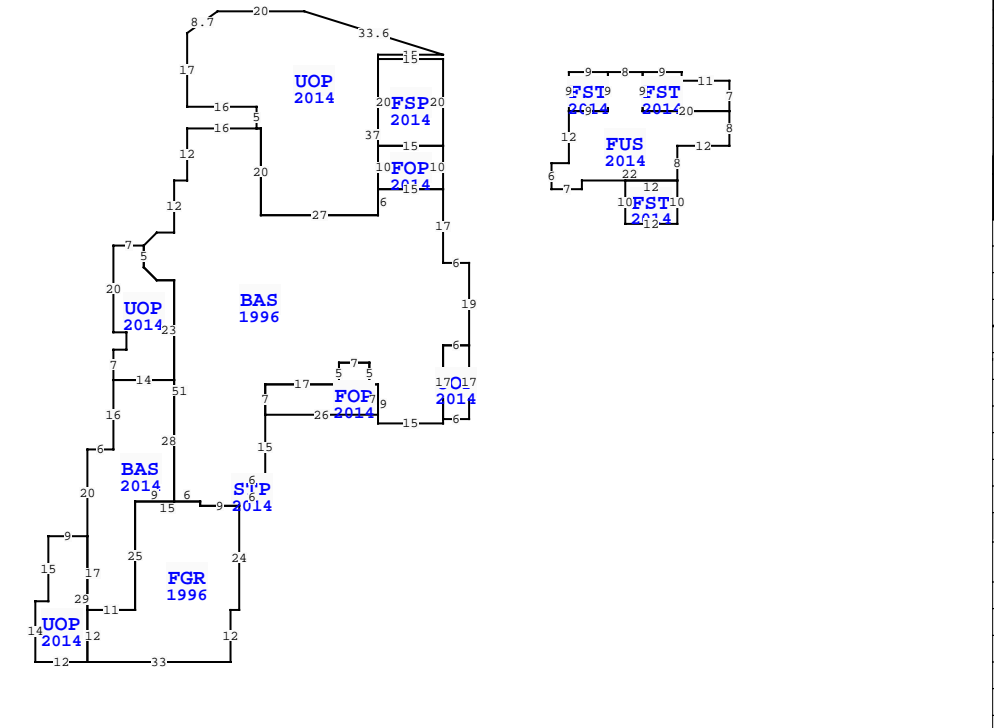


BUILDING CHARACTERISTICS	
ELEMENT	CD CONSTRUCTION
Exterior Wall	16 WD FR STUC 70
Exterior Wall	10 ABOVE AVG 30
Roof Structure	08 IRREGULAR 100
Roof Cover	11 SLATE 100
Interior Wall	05 DRYWALL 100
Interior Floor	12 HARDWOOD 70
Interior Floor	14 CARPET 30
Air Condition	03 CENTRAL 100
Heating Type	04 AIR DUCTED 100
Bedrooms	3 100
Bathrooms	3 100
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
1	SFR CUST	- 100%	- 2015								
Heated Area: 5037						HX Base Yr 2015					



** This building has 15 Sub-Areas
2 RED CEDAR RD, FERNANDINA BEACH

BLD DATE	LGL DATE
XF DATE	LAND DATE
INC DATE	AG DATE

Quality	04 Quality Level 04			
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	3,700	100	3,700	566,373
BAS	739	100	739	113,122
FGR	987	55	543	83,119
FOP	150	30	45	6,888
FOP	217	30	65	9,950
FSP	300	40	120	18,368
FST	81	55	45	6,888
FST	120	55	66	10,103
FST	158	55	87	13,318
FUS	598	100	598	91,538
TOTALS	9,471		6,489	993,296

NASSAU COUNTY PROPERTY		PAGE 1 of 1	5
VALUATION SUMMARY			
VALUATION BY	STANDARD		
Tax Group: 5	Tax Dist:		
BUILDING MARKET VALUE			993,296
TOTAL MARKET OB/XF VALUE			42,872
TOTAL LAND VALUE - MARKET			800,000
TOTAL MARKET VALUE			1,836,168
SOH/AGL Deduction			488,695
ASSESSED VALUE			1,347,473
TOTAL EXEMPTION VALUE	HX HB WX		55,000
BASE TAXABLE VALUE			1,292,473
TOTAL JUST VALUE			1,836,168
NCON VALUE			0
INCOME VALUE			
PREVIOUS YEAR MKT VALUE			1,489,295

PERMIT NUM	DESCRIPTION	AMT	ISSUED
17000787	SWIM POOL	46,650	03/01/2017
17001678	ENCLOSURE	9,374	02/15/2017
B1327588	CO ISSUED	0	12/15/2014
P1417109	REMODEL	0	01/01/2014
B1327588	ADDITION	126,558	08/01/2013
B9502075	SWIM POOL	19,200	07/01/1995

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2527/1588	12/16/2021	LE	U	I	11	100

GRANTOR: LEIMBERG STEPHAN R &
GRANTEE: DECHOMAI ASSET TRUS
1844/0008 3/07/2013 TD Q I 02 1,125,000
GRANTOR: PITLER RICHARD K & JE
GRANTEE: LEIMBERG STEPHAN R

BUILDING NOTES	

BUILDING DIMENSIONS	
UOP=[YR=2014] U10 L32 W20 L7 D5 S17 E16S5 BAS=[YR=1996] W16S12W3S12W4 D3 L3 UOP=[YR=2014] W7S20E3S4W3S7 BAS=[YR=2014] S16W6S20 UOP=[YR=2014] W9S15 W3S14E12 FGR=[YR=1996] E33N12E2N24W9 N1W15S25W11S12S N29S S17E11N25 E9N28W14S E14N23W4 U3 L3 N5S S5 R3 D3 E4 S51E6S1E9N2 STP=[YR=2014] E6N4W6S4S N4E6N15 FOP=[YR=2014] E26 N7W2N5W7S5W17S7S N7E17N5E7S5E2 S9E15N1 UOP=[YR=2014] E6N17W6S17S N17E6N19W6N17FOP=[YR=2014] N10 FSP=[YR=2014] N20 W15 S20 E15S W15 S10 E15S W15S6W27N20W1S E1S20 E27N37E15S PTR=E25 S25 FUS=[YR=2014] E4N12 FST=[YR=2014] N9E9S9W9 S E9N9E8 FST=[YR=2014] E9S2E11S7W20 N9S S9E20S8W12S8FST=[YR=2014] S10W12 N10E12S W22S2W7N6S W25N25S.	

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	0504	FP-ELECTRI	0	100	0	1.00	UT	2,000.00	2,000.00	100	1996	1996	3	80	1,600	
2	0855	CONC PAVER	0	100	0	3,749.00	SF	7.00	7.00	100	2014	2014	3	95	24,931	
3	0855	CONC PAVER	0	100	0	291.00	SF	7.00	7.00	100	2014	2014	3	95	1,935	
4	0861	POOL GUNIT	0	100	0	160.00	SF	85.00	85.00	100	2017	2017	3	87	11,832	
8	0855	CONC PAVER	0	100	0	387.00	SF	7.00	7.00	100	2014	2014	3	95	2,574	

LAND DESCRIPTION										TOTAL OB/XF										42,872					
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D	DPH FACT	% COND	TOT ADJ	UNIT PRICE	ADJ UNIT PRICE	LAND VALUE	OTHER ADJUSTMENTS AND NOTES	YEAR	DENSITY	DECL	FRZ	YR	CONSRV	
1	000116	C	SFR MARSH	100		RS-1	0.00	0.00	1.00	LT		1.00	1.00	1.00	800,000.00	800,000.00	800,000								