



BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	16	WD FR STUC 100
Roof Structure	08	IRREGULAR 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floor	14	CARPET 90
Interior Floor	11	CLAY TILE 10
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	02	WOOD FRAME 100
Stories		1. 100
Units		0 100
BUD8 Adjustme	05	DIST 1A 100
Occupancy	00	NONE 100

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	1,208	100	1,208	163,952
BAS	286	100	286	38,817
BAS	317	100	317	43,024
TOTALS	1,811		1,811	245,793

EXTRA FEATURES									
L N	OB/XF CODE	DESCRIPTION	BLD	CAP	L	W	UNITS	UT	Adj R
1	0810	CONCRETE A	0	100	0	0	432.00	SF	6.50
2	0858	SCULP CONC	0	100	0	0	807.00	SF	13.00
3	0810	CONCRETE A	0	100	0	0	311.00	SF	6.50
4	1125	CB/STC 6"	0	100	0	0	84.00	SF	7.35
5	0445	BOX FNC 5'	0	100	0	0	8.00	LF	8.10
6	0504	FP-ELECTRI	0	100	0	0	1.00	UT	2,000.00
7	0463	FENCE GATE	0	100	0	0	2.00	UT	300.00
8	0858	SCULP CONC	0	100	0	0	456.00	SF	13.00

LAND DESCRIPTION									
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS
1	000100	C	SFR	100		RS-1	0.00	0.00	1.00

MARKET ADJUSTMENTS									
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT
0500	01	1,811	116.8650	166.53	301,586	1980	1985	0	0
1 SFR CUST - 100% - 2010 Heated Area: 1811 HX Base Yr 2010									
2 SPOTTED SANDPIPER RD, FERNANDINA BEACH									

TOTAL OB/XF									
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TOTAL OB/XF									
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1	000100	C	SFR	100		RS-1	0.00	0.00	1.00

NASSAU COUNTY PROPERTY									
VALUATION SUMMARY									
VALUATION BY					STANDARD				
Tax Group: 5					Tax Dist:				
BUILDING MARKET VALUE					245,793				
TOTAL MARKET OB/XF VALUE					20,826				
TOTAL LAND VALUE - MARKET					360,000				
TOTAL MARKET VALUE					626,619				
SOH/AGL Deduction					313,963				
ASSESSED VALUE					312,656				
TOTAL EXEMPTION VALUE					50,000				
BASE TAXABLE VALUE					262,656				
TOTAL JUST VALUE					626,619				
NCON VALUE					0				
INCOME VALUE									
PREVIOUS YEAR MKT VALUE					493,541				

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA							
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE	
2432/1835	2/01/2021	QC	U	I	11	190,000	
GRANTOR: HEATH WAYNE T							
GRANTEE: HEATH WAYNE T & TAM							
2422/0197	12/30/2020	QC	U	I	11	100	
GRANTOR: HEATH WAYNE T & JENNI							
GRANTEE: HEATH WAYNE T							

BUILDING NOTES									

BUILDING DIMENSIONS									
BAS=[YR=1993] W14 BAS=[YR=2001] N13 W22 S13 E22 \$ W36 S25 E2 BAS=[YR=2001] S8 W5 S13 E17 N21 W12 \$ E12 N2 E21 S2 E15 N25 \$.									