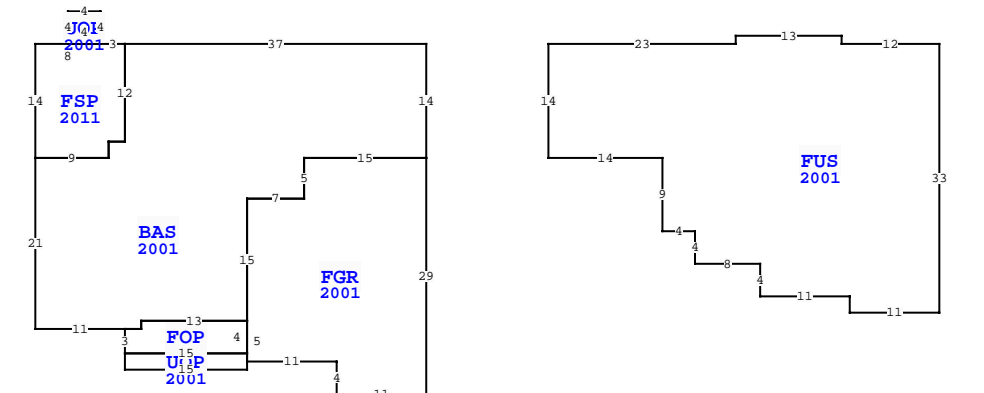


BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	10	ABOVE AVG 100
Roof Structur	08	IRREGULAR 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floor	14	CARPET 70
Interior Floor	11	CLAY TILE 30
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2.5 100
Frame	02	WOOD FRAME 100
Stories	2.	2. 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		
0500	01	2,704	109.3440	155.82	421,337	2001	2001	0	0	10.00	90.00		
1 SFR CUST - 100% - 2022 Heated Area: 2311 HX Base Yr 2022													



Quality	03	Quality Level 03		
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	1,090	100	1,090	152,860
FGR	559	55	307	43,053
FOP	58	30	17	2,384
FSP	150	40	60	8,414
FUS	1,221	100	1,221	171,230
UOP	16	20	3	420
UOP	30	20	6	842
TOTALS	3,124		2,704	379,203

4 ROYAL TERN RD, FERNANDINA BEACH													
BLD DATE				LGL DATE									
XF DATE				LAND DATE									
INC DATE				AG DATE									

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	2001	2001	3	86	1,720	
2	0811	CONCRETE B	0	100	0	614.00	SF	5.20	5.20	100	2001	2001	3	82	2,618	
3	0810	CONCRETE A	0	100	11	44.00	SF	6.50	6.50	100	2001	2001	3	82	235	
4	0810	CONCRETE A	0	100	8	32.00	SF	6.50	6.50	100	2001	2001	3	82	171	

LAND DESCRIPTION														TOTAL OB/XF										
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	UNIT PRICE	ADJ UNIT PRICE	LAND VALUE	OTHER ADJUSTMENTS AND NOTES						
1	000100	C	SFR	100		RS-1	0.00	0.00	1.00	LT		1.00	1.00	1.00	350,000.00	350,000.00	350,000							

NASSAU COUNTY PROPERTY			
VALUATION SUMMARY			PAGE 1 of 1
VALUATION BY			STANDARD
Tax Group: 5		Tax Dist:	
BUILDING MARKET VALUE			379,203
TOTAL MARKET OB/XF VALUE			4,744
TOTAL LAND VALUE - MARKET			350,000
TOTAL MARKET VALUE			733,947
SOH/AGL Deduction			271,413
ASSESSED VALUE			462,534
TOTAL EXEMPTION VALUE			50,000
BASE TAXABLE VALUE			412,534
TOTAL JUST VALUE			733,947
NCON VALUE			0
INCOME VALUE			
PREVIOUS YEAR MKT VALUE			449,062

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B018395	NEW CONSTR	179,000	06/01/2001

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2287/1189	6/28/2019	WD	Q	I	01	512,000
GRANTOR: KING CAROLYN D						
GRANTEE: TWILL GEORGE & ELLE						
1179/1957	10/10/2003	WD	Q	I		455,000
GRANTOR: CURY & SALT MARSH DEVE						
GRANTEE: KING ROGER H & CARO						

BUILDING NOTES

BUILDING DIMENSIONS
BAS=[YR=2001] W37 FSP=[YR=2011] W3 UOP=[YR=2001] N4 W4 S4 E4 \$ W8 S14 E9 N2 E2 N12 \$ S12 W2 S2 W9 S21 E11 FOP=[YR=2001] S3 UOP=[YR=2001] S2 E15 N2 W15 \$ E15 N4 W13 S1 W2 \$ E2 N1 E13 FGR=[YR=2001] S5 E11 S4 E11 N29 W15 S5 W7 S15 \$ N15 E7 N5 E15 N14 \$ PTR=E15 FUS=[YR=2001] E23 N1 E13 S1 E12 S33 W11 N2 W11 N4 W8 N4 W4 N9 W14 N14 \$ W15 \$.