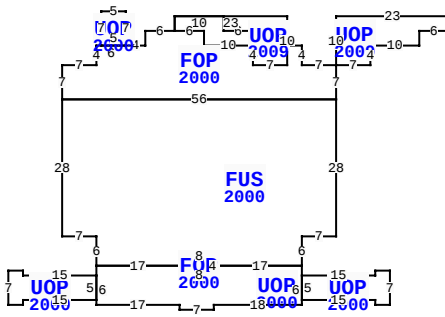


BUILDING CHARACTERISTICS					MARKET ADJUSTMENTS										NASSAU COUNTY PROPERTY																																																																																																																																												
ELEMENT	CD	CONSTRUCTION	TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	A/YB	EYB	ECON	FNCT	NORM	% COND	VALUATION SUMMARY																																																																																																																																												
Exterior Wall	17	CB STUCCO 100	0500	12	7,934	241.4900	344.12	2,730,248	2000	2000	0	0	11.00	89.00	VALUATION BY STANDARD																																																																																																																																												
Roof Structur	08	IRREGULAR 100	1 SFR CUST - 100% - 0													Heated Area: 6677 HX Base Yr																																																																																																																																											
Roof Cover	07	CONC TILE 100														<table><tr><td colspan="2">Tax Group: 5</td><td colspan="8">Tax Dist:</td></tr><tr><td colspan="2">BUILDING MARKET VALUE</td><td colspan="8">2,429,921</td></tr><tr><td colspan="2">TOTAL MARKET OB/XF VALUE</td><td colspan="8">82,671</td></tr><tr><td colspan="2">TOTAL LAND VALUE - MARKET</td><td colspan="8">2,200,000</td></tr><tr><td colspan="2">TOTAL MARKET VALUE</td><td colspan="8">4,712,592</td></tr><tr><td colspan="2">SOH/AGL Deduction</td><td colspan="8">2,459,676</td></tr><tr><td colspan="2">ASSESSED VALUE</td><td colspan="8">2,252,916</td></tr><tr><td colspan="2">TOTAL EXEMPTION VALUE</td><td colspan="2">HX HB</td><td colspan="6">50,000</td></tr><tr><td colspan="2">BASE TAXABLE VALUE</td><td colspan="8">2,202,916</td></tr><tr><td colspan="2">TOTAL JUST VALUE</td><td colspan="8">4,712,592</td></tr><tr><td colspan="2">NCON VALUE</td><td colspan="8">0</td></tr><tr><td colspan="2">INCOME VALUE</td><td colspan="8"></td></tr><tr><td colspan="2">PREVIOUS YEAR MKT VALUE</td><td colspan="8">4,062,339</td></tr></table>										Tax Group: 5		Tax Dist:								BUILDING MARKET VALUE		2,429,921								TOTAL MARKET OB/XF VALUE		82,671								TOTAL LAND VALUE - MARKET		2,200,000								TOTAL MARKET VALUE		4,712,592								SOH/AGL Deduction		2,459,676								ASSESSED VALUE		2,252,916								TOTAL EXEMPTION VALUE		HX HB		50,000						BASE TAXABLE VALUE		2,202,916								TOTAL JUST VALUE		4,712,592								NCON VALUE		0								INCOME VALUE										PREVIOUS YEAR MKT VALUE		4,062,339							
Tax Group: 5		Tax Dist:																																																																																																																																																									
BUILDING MARKET VALUE		2,429,921																																																																																																																																																									
TOTAL MARKET OB/XF VALUE		82,671																																																																																																																																																									
TOTAL LAND VALUE - MARKET		2,200,000																																																																																																																																																									
TOTAL MARKET VALUE		4,712,592																																																																																																																																																									
SOH/AGL Deduction		2,459,676																																																																																																																																																									
ASSESSED VALUE		2,252,916																																																																																																																																																									
TOTAL EXEMPTION VALUE		HX HB		50,000																																																																																																																																																							
BASE TAXABLE VALUE		2,202,916																																																																																																																																																									
TOTAL JUST VALUE		4,712,592																																																																																																																																																									
NCON VALUE		0																																																																																																																																																									
INCOME VALUE																																																																																																																																																											
PREVIOUS YEAR MKT VALUE		4,062,339																																																																																																																																																									
Interior Wall	05	DRYWALL 100																																																																																																																																																									
Interior Floo	11	CLAY TILE 70																																																																																																																																																									
Interior Floo	15	HARDTILE 30																																																																																																																																																									
Air Condition	03	CENTRAL 100																																																																																																																																																									
Heating Type	04	AIR DUCTED 100																																																																																																																																																									
Bedrooms		5 100																																																																																																																																																									
Bathrooms		5.5 100																																																																																																																																																									
Frame	02	WOOD FRAME 100																																																																																																																																																									
Stories	4.	4. 100																																																																																																																																																									
Units		0 100																																																																																																																																																									
Quality			06	Quality Level 06																																																																																																																																																							
DOR CODE			0100	SINGLE FAMILY																																																																																																																																																							
MAP NUM				MKT AREA 10																																																																																																																																																							
NEIGHBORHOOD/LOC			10003.00																																																																																																																																																								
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE																																																																																																																																																							
BAL	36	15	5	1,532																																																																																																																																																							
BAL	36	15	5	1,532																																																																																																																																																							
BAL	64	15	10	3,062																																																																																																																																																							
BAL	64	15	10	3,062																																																																																																																																																							
BAS	991	100	991	303,510																																																																																																																																																							
BAS	170	100	170	52,065																																																																																																																																																							
FGR	1,230	55	676	207,036																																																																																																																																																							
FOP	32	30	10	3,062																																																																																																																																																							
FOP	32	30	10	3,062																																																																																																																																																							
FOP	32	30	10	3,062																																																																																																																																																							
TOTALS	10,580		7,934	2,429,921																																																																																																																																																							
EXTRA FEATURES					12 DUNES ROW, 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	0 100	0	0	1.00	UT	2,000.00	2,000.00	100	2000	2000	3	85	1,700																																																																																																																																												
2	0825	BRICK	0 100	0	0	3,766.00	SF	12.50	12.50	100	2000	2000	3	94	44,251																																																																																																																																												
3	1126	CB/STC 8"	0 100	0	0	340.00	SF	8.00	8.00	100	2000	2000	3	80	2,176																																																																																																																																												
4	0861	POOL GUNIT	0 100	0	0	352.00	SF	85.00	85.00	100	2000	2000	3	27	8,078																																																																																																																																												
5	0810	CONCRETE A	0 100	15	16	240.00	SF	6.50	6.50	100	1997	1997	3	75	1,170																																																																																																																																												
6	0462	ST/AL FNC	0 100	0	0	370.00	SF	10.00	10.00	100	2000	2000	3	29	1,073																																																																																																																																												
7	0835	QUARY TILE	0 100	0	0	698.00	SF	10.00	10.00	100	2000	2000	3	80	5,584																																																																																																																																												
8	0825	BRICK	0 100	0	0	114.00	SF	12.50	12.50	100	2000	2000	3	94	1,340																																																																																																																																												
9	0810	CONCRETE A	0 100	11	5	55.00	SF	6.50	6.50	100	2000	2000	3	80	286																																																																																																																																												
10	0410	ELEVATOR	0 100	0	0	1.00	UT	15,000.00	15,000.00	100	2000	2000	3	100	15,000																																																																																																																																												
LAND DESCRIPTION										TOTAL OB/XF 80,658																																																																																																																																																	
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPTH FACT	% COND	TOT ADJ	UNIT PRICE	ADJ UNIT PRICE	LAND VALUE	OTHER ADJUSTMENTS AND NOTES	YEAR	DENSITY	DECL	FRZ	YR	CONSRV																																																																																																																																			
1	000120	C	SFR OCN FT	100		PUD	0.00	0.00	1.00	LT		1.00	1.00	1.00	2,200,000.00	2,200,000.00	2,200,000																																																																																																																																										
</																																																																																																																																																											

CALAVAN MATTHEW & KATHERINE TRUST/CALAVAN C MATTHEW
12 DUNES ROW
FERNANDINA BEACH, FL 32034

02-6N-29-0390-0009-0000

REVIEW DATE	11/14/2019	BY	DJ	Total Acres: 0.00	Total Land Value: 2,200,000	Market: 0	Agricultural: 0	Common: 2,200,000	PRINTED 08/02/2023 BY SYS
-------------	------------	----	----	-------------------	-----------------------------	-----------	-----------------	-------------------	---------------------------