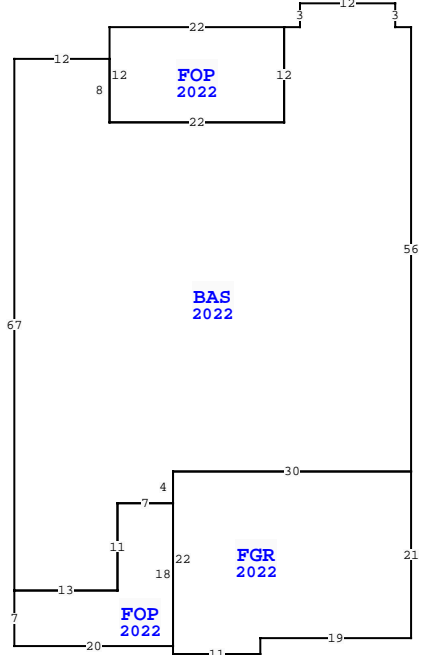


ELEMENT	CD	BUILDING CHARACTERISTICS CONSTRUCTION
Exterior Wall	31	HARDIE BRD 100
Roof Structur	08	IRREGULAR 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floor	13	LVT/LAMMT 90
Interior Floor	14	CARPET 10
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms	4	100
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	
0900	01	3,250	113.1416	134.36	436,670	2022	2022	0	0	0.00	100.00	
1 SNGL FAM - 100% - 2023 Heated Area: 2747 HX Base Yr 2023												



Quality	05	Quality Level 05		
DOR CODE	0100	SINGLE FAMILY		
MAP NUM		MKT AREA 04		
NEIGHBORHOOD/LOC	4077.00			
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	2,747	100	2,747	369,087
FGR	652	55	359	48,235
FOP	217	30	65	8,733
FOP	264	30	79	10,614
TOTALS	3,880		3,250	436,670

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	0855	CONC PAVER	0	100	0	1,044.00	SF	10.00	10.00	100	2022	2022	3	100	10,440	
2	0504	FP-ELECTRI	0	100	0	1.00	UT	2,000.00	2,000.00	100	2022	2022	3	100	2,000	

85344 STONEHURST PKWY, FERNANDINA BEACH												
BLD DATE			LGL DATE									
XF DATE			LAND DATE									
INC DATE			AG DATE									
TOTAL OB/XF 12,440												

LAND DESCRIPTION																								
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPHT 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		PUD	0.00	0.00	1.00	LT		1.00	1.00	1.00	100,000.00	100,000.00	100,000							

TOTAL OB/XF 12,440												
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NASSAU COUNTY PROPERTY			
VALUATION SUMMARY			PAGE 1 of 1
VALUATION BY			STANDARD
Tax Group: 4		Tax Dist:	
BUILDING MARKET VALUE			436,670
TOTAL MARKET OB/XF VALUE			12,440
TOTAL LAND VALUE - MARKET			100,000
TOTAL MARKET VALUE			549,110
SOH/AGL Deduction			44,423
ASSESSED VALUE			504,687
TOTAL EXEMPTION VALUE			50,000
BASE TAXABLE VALUE			454,687
TOTAL JUST VALUE			549,110
NCON VALUE			448,104
INCOME VALUE			
PREVIOUS YEAR MKT VALUE			100,000

PERMIT NUM	DESCRIPTION	AMT	ISSUED
230005925	POOL ENCL	12,000	05/08/2023
23001004	SWIM POOL	96,000	01/24/2023
22017467	CO ISSUED	0	11/28/2022
21017174	NEW CONSTR	454,752	12/10/2021

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2609/0300	11/29/2022	WD	Q	I	01	822,700
GRANTOR: RIVERSIDE HOMES OF NO						
GRANTEE: ALBERSTADT NORBERT						
2457/1754	4/30/2021	SW	Q	V	05	3,319,000
GRANTOR: AW VENTURE I LLC ET A						
GRANTEE: RIVERSIDE HOMES OF						

BUILDING NOTES

BUILDING DIMENSIONS
BAS=[YR=2022] W2 N3 W12 S3 W2 FOP=[YR=2022] W22 S12 E22 N12\$ S12 W22 N8 W12 S67 FOP=[YR=2022] S7 E20 FGR=[YR=2022] S1 E11 N2 E19 N21 W30 S22\$ N18 W7 S11 W13\$ E13 N11 E7 N4 E30 N56\$.