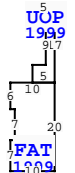
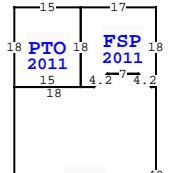
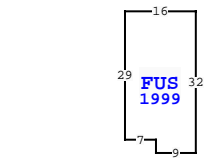


BUILDING CHARACTERISTICS		CONSTRUCTION	
ELEMENT	CD		
Exterior Wall	05	AVERAGE 80	
Exterior Wall	16	WD FR STUC 20	
Roof Structure	03	GABLE/HIP 100	
Roof Cover	03	COMP SHNGL 100	
Interior Wall	05	DRYWALL 100	
Interior Floor	14	CARPET 60	
Interior Floor	12	HARDWOOD 40	
Air Condition	03	CENTRAL 100	
Heating Type	04	AIR DUCTED 100	
Bedrooms		3 100	
Bathrooms		2.5 100	
Frame	02	WOOD FRAME 100	
Stories	2.	2. 100	
Units		0 100	
Quality	04	Quality Level 04	
DOR CODE	0100	SINGLE FAMILY	
MAP NUM		MKT AREA	01
NEIGHBORHOOD/LOC		1043.00	
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA
BAS	1,394	100	1,394
FAT	193	20	39
FGR	420	55	231
FOP	144	30	43
FSP	276	40	110
FUS	491	100	491
PTO	270	5	14
UOP	58	20	12
TOTALS	3,246		2,334

MARKET ADJUSTMENTS											
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
1	TOWNHOUSE	- 100%	- 2000		Heated Area: 1924					HX Base Yr 2000	



2268 1ST AVE, FERNANDINA BEACH

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

NASSAU COUNTY PROPERTY		PAGE 1 of 1	2
VALUATION SUMMARY			
VALUATION BY			STANDARD
Tax Group: 2		Tax Dist:	
BUILDING MARKET VALUE			283,558
TOTAL MARKET OB/XF VALUE			6,002
TOTAL LAND VALUE - MARKET			198,280
TOTAL MARKET VALUE			487,840
SOH/AGL Deduction			261,247
ASSESSED VALUE			226,593
TOTAL EXEMPTION VALUE	HX HB VX		55,000
BASE TAXABLE VALUE			171,593
TOTAL JUST VALUE			487,840
NCON VALUE			0
INCOME VALUE			
PREVIOUS YEAR MKT VALUE			455,249

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B984599	NEW CONSTR	99,900	12/01/1998

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2319/0089	11/13/2019	LE U	I	I	11	100
GRANTOR: WHELAN PATRICK J						
GRANTEE: WHELAN PATRICK J TR						
0885/1812	6/04/1999	WD Q	I			170,000
GRANTOR: TREVETT HOMES INC						
GRANTEE: WHELAN PATRICK J						

BUILDING NOTES	

BUILDING DIMENSIONS	
FSP=[YR=2011] W17 PTO=[YR=2011] W15 S18 BAS=[YR=1999] S46 E16	
FOP=[YR=1999] S16 FGR=[YR=1999] W5S20 E21 N20 W16\$ E6 N24 W6	
S8\$N8 E6 S2 E10 N40 W1 U3 L3 W7 D3 L3 W18\$ E15 N18\$ S18	
E3 U3 R3 E7 D3 R3 E1 N18 \$ PTR=E20 UOP=[YR=1999] E5 S17	
FAT=[YR=1999] S20 W10N7 E1 N7 W1 N6 E10\$ W5 N4 E3 N9 W3 N4\$	
W20\$ PTR=N15 FUS=[YR=1999] N3 W7 N29 E16 S32 W9\$ S15\$.	

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	0810	CONCRETE A	0	100	0	0			1,059.00	SF	6.50				6.50	5,438
2	0855	CONC PAVER	0	100	0	0			60.00	SF	10.00				10.00	564

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	DPHT FACT	% COND	TOT ADJ	UNIT PRICE	ADJ UNIT PRICE	LAND VALUE	OTHER ADJUSTMENTS AND NOTES	YEAR	DENSITY	DECL	FRZ	YR	CONSRV
1	000100	C	SFR				49.00	129.00	49.57	FF		1.00	1.00	1.00	4,000.00	4,000.00	198,280							