



BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	10	ABOVE AVG 100
Roof Structure	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floor	11	CLAY TILE 60
Interior Floor	14	CARPET 40
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100
Occupancy	00	NONE 100

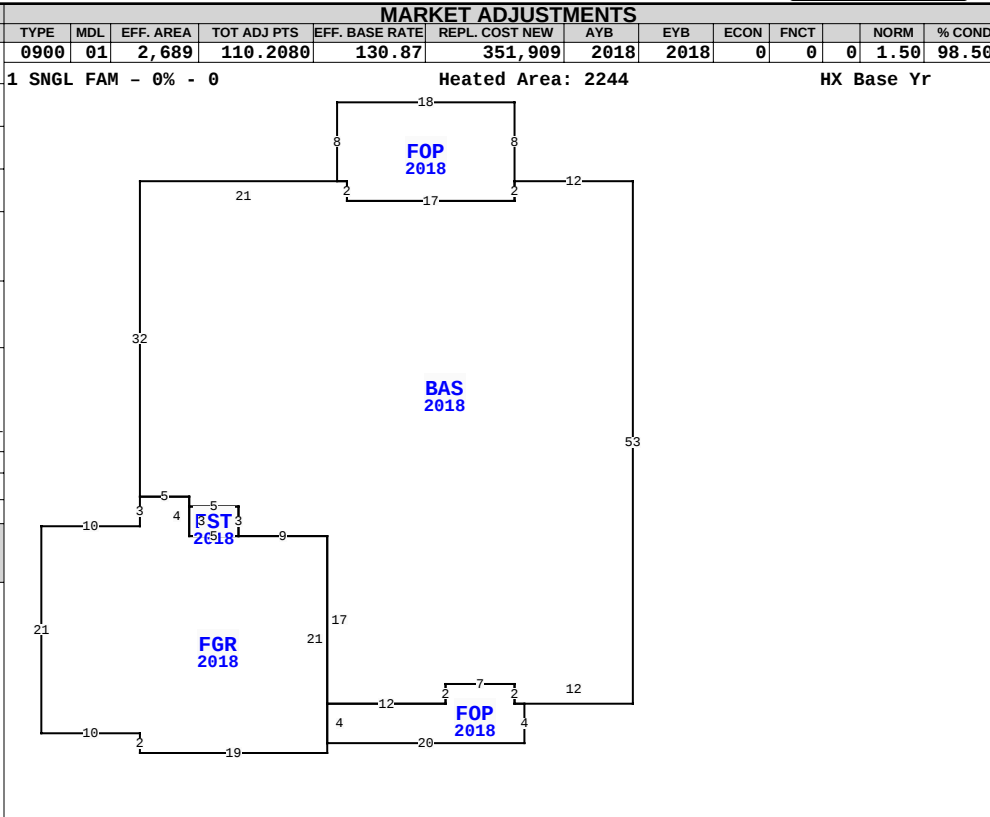
Quality	03	Quality Level 03
DOR CODE	0100	SINGLE FAMILY
MAP NUM		MKT AREA 04
NEIGHBORHOOD/LOC	4041.00	

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	2,244	100	2,244	289,267
FGR	648	55	356	45,891
FOP	94	30	28	3,609
FOP	178	30	53	6,832
FST	15	55	8	1,031

TOTALS	3,179		2,689	346,630
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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	0811	CONCRETE B	0	0	0	704.00	SF	5.20	5.20	100	2018	2018	3	98	3,588	
2	0810	CONCRETE A	0	0	0	63.00	SF	6.50	6.50	100	2018	2018	3	98	401	

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	YEAR	DENSITY	DECL	FRZ	YR	CONSRV
1	000100	C	SFR	0			0.00	0.00	1.00	LT		1.00	1.00	1.00	65,000.00	65,000.00	65,000							



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

32400 FERN PARKE WAY, FERNANDINA BEACH

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
0900	01	2,689	110.2080	130.87	351,909	2018	2018	0	0	1.50	98.50

NASSAU COUNTY PROPERTY

VALUATION SUMMARY		STANDARD
VALUATION BY		
Tax Group: 4	Tax Dist:	
BUILDING MARKET VALUE		346,630
TOTAL MARKET OB/XF VALUE		3,989
TOTAL LAND VALUE - MARKET		65,000
TOTAL MARKET VALUE		415,619
SOH/AGL Deduction		51,456
ASSESSED VALUE		364,163
TOTAL EXEMPTION VALUE		0
BASE TAXABLE VALUE		364,163
TOTAL JUST VALUE		415,619
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		331,057

PERMIT NUM	DESCRIPTION	AMT	ISSUED
C1900528	CO ISSUED	0	01/17/2019
B1806422	NEW CONSTR	304,076	06/21/2018

SALES DATA					
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD
2436/1815	2/24/2021	WD	Q	I	01
GRANTOR: BAILEY RICHARD & BEVE					SALE PRICE
GRANTEE: TESTINO ANTHONY P					
2254/0162	2/01/2019	WD	Q	I	02
GRANTOR: SEDA CONSTRUCTION COM					374,500
GRANTEE: BAILEY RICHARD & BE					

BUILDING NOTES	
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BUILDING DIMENSIONS	
BAS=[YR=2018] W12 FOP=[YR=2018] N8 W18 S8 E1 S2 E17 N2\$ S2 W17 N2 W21 S32 FGR=[YR=2018] S3 W10 S21 E10 S2 E19 N1 FOP=[YR=2018] E20 N4 W1 N2 W7 S2 W12 S4\$ N21 W9 FST=[YR=2018] N3 W5 S3 E5\$ W5 N4 W5\$ E5 S1 E5 S3 E9 S17 E12 N2 E7 S2 E12 N53 \$.	