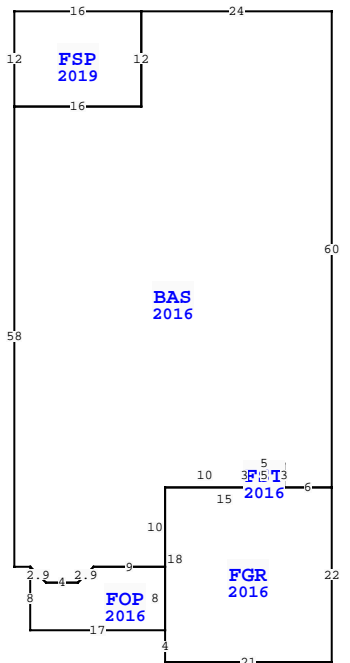


ELEMENT		CD	CONSTRUCTION	
Exterior Wall	31	HARDIE BRD	100	
Roof Structur	08	IRREGULAR	100	
Roof Cover	03	COMP SHNGL	90	
Roof Cover	13	STAND SEAM	10	
Interior Wall	05	DRYWALL	100	
Interior Floo	11	CLAY TILE	60	
Interior Floo	14	CARPET	40	
Air Condition	03	CENTRAL	100	
Heating Type	04	AIR DUCTED	100	
Bedrooms		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	4146.00			
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	2,395	100	2,395	310,665
FGR	462	55	254	32,947
FOP	124	30	37	4,799
FSP	192	40	77	9,988
FST	15	55	8	1,037
TOTALS	3,188		2,771	359,438

MARKET ADJUSTMENTS											
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
0900	01	2,771	112.0320	133.04	368,654	2016	2016	0	0	2.50	97.50
1 SNGL FAM - 100% - 2017 Heated Area: 2395 HX Base Yr 2017											



VALUATION SUMMARY		PAGE 1 of 1	4
VALUATION BY		STANDARD	
Tax Group: 4	Tax Dist:		
BUILDING MARKET VALUE		359,438	
TOTAL MARKET OB/XF VALUE		70,622	
TOTAL LAND VALUE - MARKET		65,000	
TOTAL MARKET VALUE		495,060	
SOH/AGL Deduction		185,446	
ASSESSED VALUE		309,614	
TOTAL EXEMPTION VALUE	HX HB	50,000	
BASE TAXABLE VALUE		259,614	
TOTAL JUST VALUE		495,060	
NCON VALUE		0	
INCOME VALUE			
PREVIOUS YEAR MKT VALUE		386,766	

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B1633471	SCRN ENCLSRE	0	11/30/2016
B1632321	SWIM POOL	46,631	05/17/2016
B1531389	CO ISSUED	0	03/23/2016
B1531389	NEW CONSTR	0	11/06/2015

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2037/0673	3/28/2016	WD Q	Q	I	01	337,100
GRANTOR: SEDA CONSTRUCTION COM						
GRANTEE: CLARK SUSAN S & AND						
2016/0875	11/16/2015	WD U	V	V	30	54,500
GRANTOR: FLORA PARKE DEVELOPME						
GRANTEE: SEDA CONSTRUCTION C						

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	0			616.00	SF	2016	2016	3	97	5,975	
2	0861	POOL GUNIT	0	100	0	0			530.00	SF	2017	2017	3	87	39,194	
3	0871	POOL HTR R	0	100	0	0			1.00	UT	2017	2017	3	82	1,640	
4	0855	CONC PAVER	0	100	0	0			710.00	SF	2017	2017	3	97	6,887	
5	0911	SCRN RM A	0	100	40	31			1,240.00	SF	2016	2016	3	78	16,926	

TOTAL OB/XF												70,622				
85254 FLORIDIAN DR, FERNANDINA BEACH																
BLD DATE																
XF DATE																
INC DATE																
LGL DATE																
LAND DATE																
AG DATE																

BUILDING NOTES											

BUILDING DIMENSIONS											
BAS=[YR=2016] W24 FSP=[YR=2019] W16 S12 E16 N12\$ S12 W16 S58 E2 FOP=[YR=2016] S8 E17 FGR=[YR=2016] S4 E21 N22 W6 FST=[YR=2016] N3 W5 S3 E5\$ W15 S18\$ N8 W9 D2 L2 W4 U2 L2 \$ D2 R2 E4 U2 R2 E9 N10 E10 N3 E5 S3 E6 N60\$.											

LAND DESCRIPTION												TOTAL OB/XF												70,622				
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	100		PUD	0.00	0.00	1.00	LT		1.00	1.00	1.00	65,000.00	65,000.00	65,000											