

LOT 91  
SANDY POINTE PRESERVE PHASE 1  
PBK 8/289

GUDBRANDSEN RONALD P & JANICE  
94813 SCALLOP SHELL CT  
FERNANDINA BEACH, FL 32034

2023

29-2N-28-0117-0091-0000



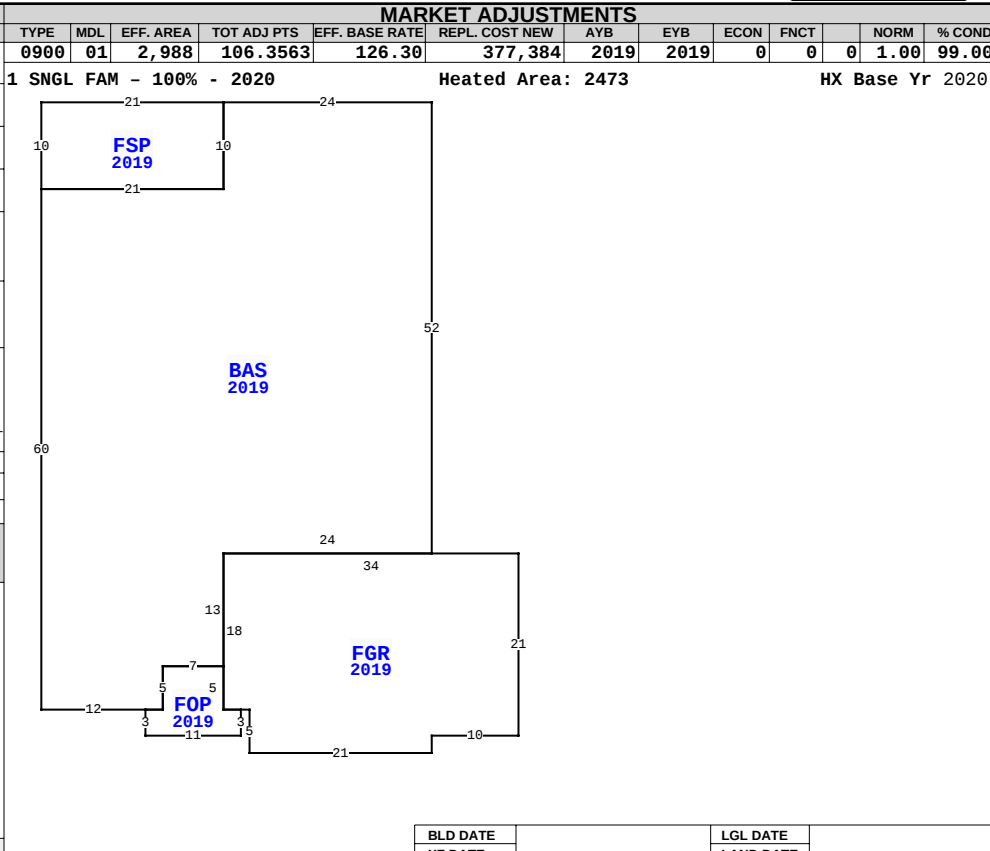
| BUILDING CHARACTERISTICS |    |                |
|--------------------------|----|----------------|
| ELEMENT                  | CD | CONSTRUCTION   |
| Exterior Wall            | 31 | HARDIE BRD 100 |
| Roof Structure           | 08 | IRREGULAR 100  |
| Roof Cover               | 03 | COMP SHNGL 100 |
| Interior Wall            | 05 | DRYWALL 100    |
| Interior Floor           | 11 | CLAY TILE 70   |
| Interior Floor           | 14 | CARPET 30      |
| Air Condition            | 03 | CENTRAL 100    |
| Heating Type             | 04 | AIR DUCTED 100 |
| Bedrooms                 |    | 3 100          |
| Bathrooms                |    | 2.5 100        |
| Frame                    | 02 | WOOD FRAME 100 |
| Stories                  | 1. | 1. 100         |
| Units                    |    | 0 100          |
| Occupancy                | 00 | NONE 100       |

|                  |         |                  |
|------------------|---------|------------------|
| Quality          | 02      | Quality Level 02 |
| DOR CODE         | 0100    | SINGLE FAMILY    |
| MAP NUM          |         | MKT AREA 04      |
| NEIGHBORHOOD/LOC | 4087.00 |                  |

| AREA TYPE | TOTAL GROSS AREA | PCT OF BASE | TOT ADJ AREA | SUBAREA MARKET VALUE |
|-----------|------------------|-------------|--------------|----------------------|
| BAS       | 2,473            | 100         | 2,473        | 309,217              |
| FGR       | 747              | 55          | 411          | 51,390               |
| FOP       | 68               | 30          | 20           | 2,501                |
| FSP       | 210              | 40          | 84           | 10,503               |
| TOTALS    | 3,498            |             | 2,988        | 373,610              |

| 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 |
| 1              | 0855       | CONC PAVER  | 0 100   | 0 | 0 | 730.00 | SF | 10.00 | 10.00          | 100       | 2019    | 2019        | 3 |

| LAND DESCRIPTION |          |     |                      |     |     |          |       |       |             |           |     |          |        |
|------------------|----------|-----|----------------------|-----|-----|----------|-------|-------|-------------|-----------|-----|----------|--------|
| 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 |
| 1                | 000134   | C   | SFR POND             | 100 |     |          | 0.00  | 0.00  | 1.00        | LT        |     | 1.00     | 1.00   |



| TOTAL OB/XF |  |  |  |  |  |  |  |  |  |  |  |  |  |
|-------------|--|--|--|--|--|--|--|--|--|--|--|--|--|
| 7,227       |  |  |  |  |  |  |  |  |  |  |  |  |  |

| TOTAL OB/XF |  |  |  |  |  |  |  |  |  |  |  |  |  |
|-------------|--|--|--|--|--|--|--|--|--|--|--|--|--|
| 7,227       |  |  |  |  |  |  |  |  |  |  |  |  |  |

| NASSAU COUNTY PROPERTY           |  |  |  |  |  |  |  |  |  |  |  |  |  |
|----------------------------------|--|--|--|--|--|--|--|--|--|--|--|--|--|
| VALUATION SUMMARY                |  |  |  |  |  |  |  |  |  |  |  |  |  |
| PAGE 1 of 1 4                    |  |  |  |  |  |  |  |  |  |  |  |  |  |
| VALUATION BY STANDARD            |  |  |  |  |  |  |  |  |  |  |  |  |  |
| Tax Group: 4 Tax Dist:           |  |  |  |  |  |  |  |  |  |  |  |  |  |
| BUILDING MARKET VALUE 373,610    |  |  |  |  |  |  |  |  |  |  |  |  |  |
| TOTAL MARKET OB/XF VALUE 7,227   |  |  |  |  |  |  |  |  |  |  |  |  |  |
| TOTAL LAND VALUE - MARKET 75,000 |  |  |  |  |  |  |  |  |  |  |  |  |  |
| TOTAL MARKET VALUE 455,837       |  |  |  |  |  |  |  |  |  |  |  |  |  |
| SOH/AGL Deduction 120,984        |  |  |  |  |  |  |  |  |  |  |  |  |  |
| ASSESSED VALUE 334,853           |  |  |  |  |  |  |  |  |  |  |  |  |  |
| TOTAL EXEMPTION VALUE 50,000     |  |  |  |  |  |  |  |  |  |  |  |  |  |
| BASE TAXABLE VALUE 284,853       |  |  |  |  |  |  |  |  |  |  |  |  |  |
| TOTAL JUST VALUE 455,837         |  |  |  |  |  |  |  |  |  |  |  |  |  |
| NCON VALUE 0                     |  |  |  |  |  |  |  |  |  |  |  |  |  |
| INCOME VALUE                     |  |  |  |  |  |  |  |  |  |  |  |  |  |
| PREVIOUS YEAR MKT VALUE 401,015  |  |  |  |  |  |  |  |  |  |  |  |  |  |

| PERMIT NUM | DESCRIPTION | AMT     | ISSUED     |
|------------|-------------|---------|------------|
| C1904384   | CO ISSUED   | 0       | 10/04/2019 |
| B1904384   | NEW CONSTR  | 347,712 | 05/16/2019 |

| SALES DATA        |            |           |     |     |        |            |  |
|-------------------|------------|-----------|-----|-----|--------|------------|--|
| OFF RECORD Number | DATE       | TYPE INST | Q U | V I | RSN CD | SALE PRICE |  |
| 2311/1547         | 10/10/2019 | WD Q      | I   | 02  |        | 414,800    |  |

|                                |  |  |  |  |  |  |  |
|--------------------------------|--|--|--|--|--|--|--|
| GRANTOR: SEDA CONSTRUCTION COM |  |  |  |  |  |  |  |
| GRANTEE: GUDBRANDSEN RONALD    |  |  |  |  |  |  |  |

| BUILDING NOTES                                                                                                                                                                        |  |  |  |  |  |  |  |  |  |  |  |  |  |
|---------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|--|--|--|--|--|--|--|--|--|--|--|--|--|
| BAS=[YR=2019] W24 FSP=[YR=2019] W21 S10 E21 N10 \$ S10 W21 S60 E12 FOP=[YR=2019] S3 E11 N3 FGR=[YR=2019] E1 S5 E21 N2 E10 N21 W34 S18 E2\$ W2 N5 W7 S5 W2 \$ E2 N5 E7 N13 E24 N52 \$. |  |  |  |  |  |  |  |  |  |  |  |  |  |