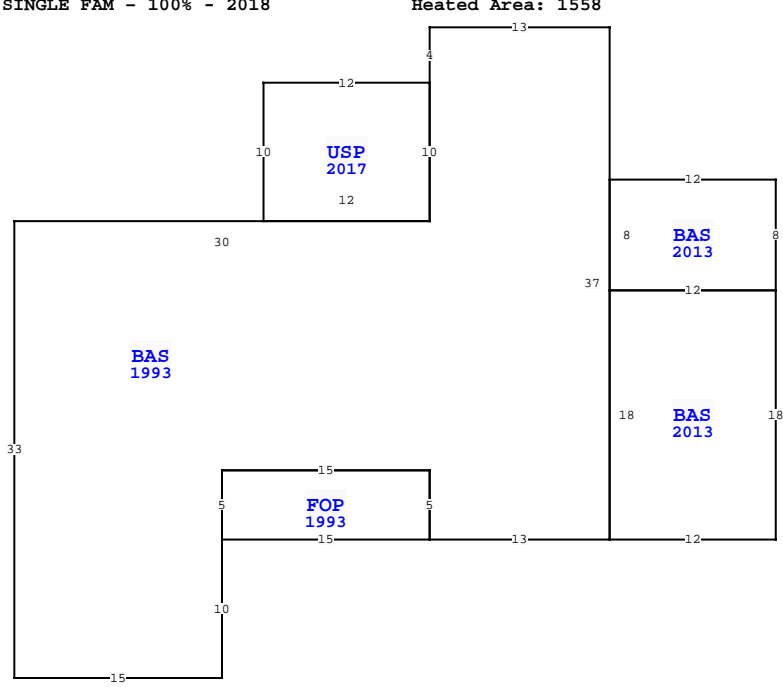




BUILDING CHARACTERISTICS		CONSTRUCTION	
ELEMENT	CD		
Exterior Wall	19	COMMON BRK	90
Exterior Wall	30	VINYL	10
Roof Structure	03	GABLE/HIP	100
Roof Cover	03	COMP SHNGL	100
Interior Wall	04	PLYWOOD	50
Interior Wall	05	DRYWALL	50
Interior Floor	12	HARDWOOD	50
Interior Floor	14	CARPET	50
Air Condition	03	CENTRAL	100
Heating Type	04	AIR DUCTED	100
Bedrooms		3	100
Bathrooms		1	100
Frame	02	WOOD FRAME	100
Stories	1.	1.	100
Units		0	100
BUD8 Adjustme	04	DIST 01	100
Occupancy	00	NONE	100
Quality	03	Quality Level	03
DOR CODE	0100	SINGLE FAMILY	
MAP NUM		MKT AREA	04
NEIGHBORHOOD/LOC	4005.00		
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA
BAS	1,246	100	1,246
BAS	96	100	96
BAS	216	100	216
FOP	75	30	22
USP	120	30	36
TOTALS	1,753		1,616
			138,200

MARKET ADJUSTMENTS											
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
1	SINGLE FAM	- 100%	- 2018		Heated Area: 1558					HX Base Yr	2018



NASSAU COUNTY PROPERTY		PAGE 1 of 1	4
VALUATION SUMMARY			
VALUATION BY			STANDARD
Tax Group: 4		Tax Dist:	
BUILDING MARKET VALUE			138,200
TOTAL MARKET OB/XF VALUE			14,407
TOTAL LAND VALUE - MARKET			71,250
TOTAL MARKET VALUE			223,857
SOH/AGL Deduction			89,281
ASSESSED VALUE			134,576
TOTAL EXEMPTION VALUE	HX HB		50,000
BASE TAXABLE VALUE			84,576
TOTAL JUST VALUE			223,857
NCON VALUE			0
INCOME VALUE			
PREVIOUS YEAR MKT VALUE			172,322

PERMIT NUM	DESCRIPTION	AMT	ISSUED
96 2601	NEW CONSTR	0	07/16/1996

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2123/0567	5/25/2017	WD Q	Q	I	02	152,900
GRANTOR: MCCAFFREY SEAN M						
GRANTEE: SUGGS ADAM DANIEL &						
1980/1492	5/13/2015	WD Q	Q	I	01	85,900
GRANTOR: KESLAR BRENDA ET AL						
GRANTEE: MCCAFFREY SEAN M						

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	0861	POOL GUNIT	0	100	33	16			85.00	100	1995	1995	3	20	8,976	
2	0845	KOOL DECK	0	100	0	0	SF	7.25	7.25	100	1995	1995	3	72	3,487	
5	0940	SHEDS/PORT	0	100	24	18	SF	22.50	22.50	100	1970	1970	3	20	1,944	
TOTALS															14,407	

BLD DATE		LGL DATE	
XF DATE	INC DATE	LAND DATE	AG DATE
		05/30/2023	MLU

BUILDING NOTES	
941381 OLD NASSAUVILLE RD, FERNANDINA BEACH	

BUILDING DIMENSIONS	
BAS=[YR=1993] W13 S4 USP=[YR=2017] W12 S10 E12 N10\$ S10 W30 S33 E15 N10 FOP=[YR=1993] E15 N5 W15 S5 \$ N5 E15 S5 E13 BAS=[YR=2013] E12 N18 BAS=[YR=2013] N8 W12 S8 E12 \$ W12 S18 \$ N37 \$.	

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	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			OR	0.00	0.00	0.76	AC		1.00	1.00	1.25	75,000.00	93,750.00	71,250							