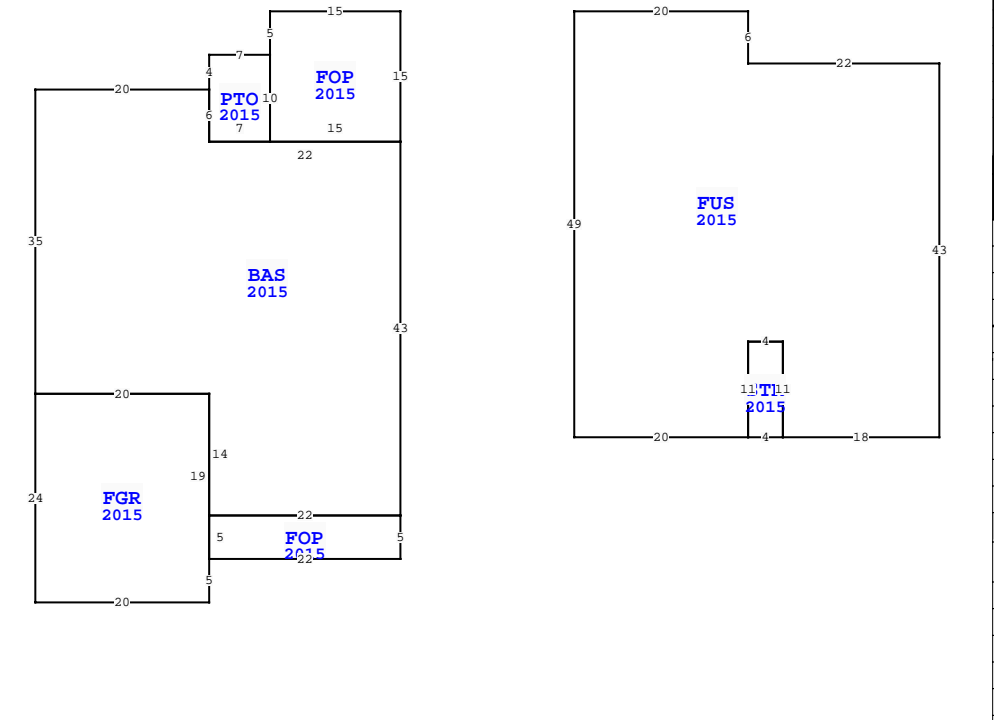


BUILDING CHARACTERISTICS	
ELEMENT	CD
Exterior Wall	05 AVERAGE 70
Exterior Wall	16 WD FR STUC 30
Roof Structure	03 GABLE/HIP 100
Roof Cover	03 COMP SHNGL 100
Interior Wall	05 DRYWALL 100
Interior Floor	11 CLAY TILE 50
Interior Floor	14 CARPET 50
Air Condition	03 CENTRAL 100
Heating Type	04 AIR DUCTED 100
Bedrooms	5 100
Bathrooms	2.5 100
Frame	02 WOOD FRAME 100
Stories	2. 2. 100
Units	0 100
Occupancy	00 NONE 100

MARKET ADJUSTMENTS												
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND	
0100	01	3,901	113.2290	102.19	398,643	2015	2015	0	0	0	3.15	96.85



Quality	06 Quality Level 06			
DOR CODE	0100 SINGLE FAMILY			
MAP NUM	MKT AREA 04			
NEIGHBORHOOD/LOC	4107.00			
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,646	100	1,646	162,907
FGR	480	55	264	26,128
FOP	110	30	33	3,266
FOP	225	30	68	6,730
FUS	1,882	100	1,882	186,264
PTO	70	5	4	396
STR	44	10	4	396
TOTALS	4,457		3,901	386,086

94254 PALM GARDEN DR, FERNANDINA BEACH	BLD DATE	LGL DATE	06/23/2023	MLU
	XF DATE	LAND DATE		
	INC DATE	AG DATE		

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	14	4	56.00	UT	6.50	6.50	100	2015	2015	3	96	349	
2	0811	CONCRETE B	0 100	0	0	756.00	SF	5.20	5.20	100	2015	2015	3	96	3,774	
3	0476	VF 6 SBPL	0 100	0	0	25.00	LF	32.00	32.00	100	2016	2016	3	92	736	
4	0470	VNYL GATE	0 100	0	0	1.00	UT	300.00	300.00	100	2016	2016	3	92	276	

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	100		PUD	0.00	0.00	1.00	LT		1.00	1.00	1.00	75,000.00	75,000.00	75,000							

NASSAU COUNTY PROPERTY		PAGE 1 of 1	4
VALUATION SUMMARY			
VALUATION BY	Tax Group: 4	Tax Dist:	STANDARD
BUILDING MARKET VALUE			386,086
TOTAL MARKET OB/XF VALUE			5,135
TOTAL LAND VALUE - MARKET			75,000
TOTAL MARKET VALUE			466,221
SOH/AGL Deduction			191,844
ASSESSED VALUE			274,377
TOTAL EXEMPTION VALUE	HX HB		50,000
BASE TAXABLE VALUE			224,377
TOTAL JUST VALUE			466,221
NCON VALUE			0
INCOME VALUE			
PREVIOUS YEAR MKT VALUE			385,142

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B1530806	CO ISSUED	0	11/06/2015
B1530806	NEW CONSTR	424,750	07/01/2015

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2215/1505	7/27/2018	WD Q	Q	I	01	297,000

GRANTOR: LOPEZ ANGEL ANTONIO &
GRANTEE: KJARGAARD RHONDA RA
2014/0224 11/05/2015 SW Q I 01 267,100
GRANTOR: *CONFIDENTIAL*
GRANTEE: *CONFIDENTIAL*

BUILDING NOTES

BUILDING DIMENSIONS
FOP=[YR=2015] W15 S5 PTO=[YR=2015] W7 S4 BAS=[YR=2015] W20 S35 FGR=[YR=2015] S24 E20 N5 FOP=[YR=2015] E22 N5 W22 S5\$ N19 W20\$ E20 S14 E22 N43 W22 N6\$ S6 E7 N10\$ S10 E15 N15\$ PTR=E20 FUS=[YR=2015] E20 S6 E22 S43 W18 STR=[YR=2015] W4N11 E4 S11\$ N11 W4 S11 W20 N49\$ W20 \$.