

BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	16	WD FR STUC 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	12	HARDWOOD 90
Interior Floo	14	CARPET 10
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms	4	100
Bathrooms	3	100
Frame	02	WOOD FRAME 100
Stories	2.	2. 100
Units	0	100
Occupancy	00	NONE 100

Quality	01	Quality Level 01
DOR CODE	0100	SINGLE FAMILY
MAP NUM		MKT AREA
		04

NEIGHBORHOOD/LOC	4015.00
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AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	2,547	100	2,547	230,825
FGR	440	55	242	21,932
FOP	52	30	16	1,450
FOP	340	30	102	9,244
FUS	638	100	638	57,820
STR	90	10	9	815

TOTALS	4,107		3,554	322,085
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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
2	0500	FP-PRE FAB	0	100	0	0		1.00	UT 3,500.00		100	1991	1991	3	72	2,520
3	0812	CONCRETE C	0	100	0	0		2,943.00	SF 4.00		100	1991	1991	3	64	7,534
4	0861	POOL GUNIT	0	100	0	0		540.00	SF 85.00		100	2001	2001	3	29	13,311
5	0845	KOOL DECK	0	100	0	0		1,470.00	SF 7.25		100	2001	2001	3	82	8,739
6	0845	KOOL DECK	0	100	0	0		152.00	SF 7.25		100	2001	2001	3	82	904
7	0350	CARPORT WD	0	100	8	10		80.00	SF 13.00		100	2001	2001	3	20	208
9	1076	TRELLIS A	0	100	19	9		171.00	SF 7.50		100	2001	2001	3	29	372
10	0300	BOAT DCK W	0	100	0	0		174.00	SF 40.00		100	2001	2001	3	30	2,088
11	0462	ST/AL FNC	0	100	0	0		760.00	SF 10.00		100	2006	2006	3	48	3,648
12	0600	SUMMER KIT	0	100	0	0		1.00	UT 5,000.00		100	2006	2006	3	31	1,550

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
1	000133	C	SFR LAKE	100		RS-1	0.00	0.00	1.00	LT		1.00	1.00	1.00	200,000.00	200,000.00

MARKET ADJUSTMENTS									
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT
0900	01	3,554	90.3150	107.25	381,166	1991	1991	0	0
1 SNGL FAM - 100% - 2008 Heated Area: 3185 HX Base Yr 2008									

99050 GREEN HERON WAY, FERNANDINA BEACH									
BLD DATE XF DATE INC DATE LGL DATE LAND DATE AG DATE 05/22/2023 MLU									

NASSAU COUNTY PROPERTY			
VALUATION SUMMARY			PAGE 1 of 1
VALUATION BY			STANDARD
Tax Group: 7		Tax Dist:	
BUILDING MARKET VALUE		322,085	
TOTAL MARKET OB/XF VALUE		40,874	
TOTAL LAND VALUE - MARKET		200,000	
TOTAL MARKET VALUE		562,959	
SOH/AGL Deduction		310,218	
ASSESSED VALUE		252,741	
TOTAL EXEMPTION VALUE		55,000	
BASE TAXABLE VALUE		197,741	
TOTAL JUST VALUE		562,959	
NCON VALUE		0	
INCOME VALUE			
PREVIOUS YEAR MKT VALUE		558,602	

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B018009	SWIM POOL	20,000	02/01/2001

SALES DATA					
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD
2414/0401	12/03/2020	LE	U	I	11
GRANTOR: MACLAUGHLIN LESLEY H					
GRANTEE: HARRIS MARTHA M & M					
1530/0729	10/15/2007	WD	Q	I	
GRANTOR: PAGE DAVID P JR & KIM					
GRANTEE: MACLAUGHLIN JAMES W					

BUILDING NOTES															
BUILDING DIMENSIONS															
FOP=[YR=1993] W8 STR=[YR=2008] N3 W30 S3 E30\$ W30 BAS=[YR=1993] N2 W20 S19W10 S24 E8 FGR=[YR=1993] S22 E20 N22W20\$ E20 S6 E8 FOP=[YR=1993] S3 E9 N3 W2 N5 W5 S5 W2\$ E2 N5 E5 S5E12 N3 E4 S1 E9 N1 E2 N22 W2 N16 W16 S7 W16 N7 W6 N6\$ S6 E6S7 E16 N7 E16 N6\$ PTR= E20 FUS=[YR=1993] E29 S22 W29 N22\$ W20\$.															