



BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	05	AVERAGE 100
Roof Structure	08	IRREGULAR 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
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		2.5 100
Frame	02	WOOD FRAME 100
Stories	2.	2. 100
Units		0 100
BUD\$ Adjustme	04	DIST 01 100
Occupancy	00	NONE 100

Quality	04	Quality Level 04
DOR CODE	0100	SINGLE FAMILY

MAP NUM		MKT AREA	04
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NEIGHBORHOOD/LOC	4016.00
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AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,140	100	1,140	129,713
FEP	130	80	104	11,834
FGR	480	55	264	30,039
FOP	300	30	90	10,240
FUS	836	100	836	95,123
UOP	240	20	48	5,462

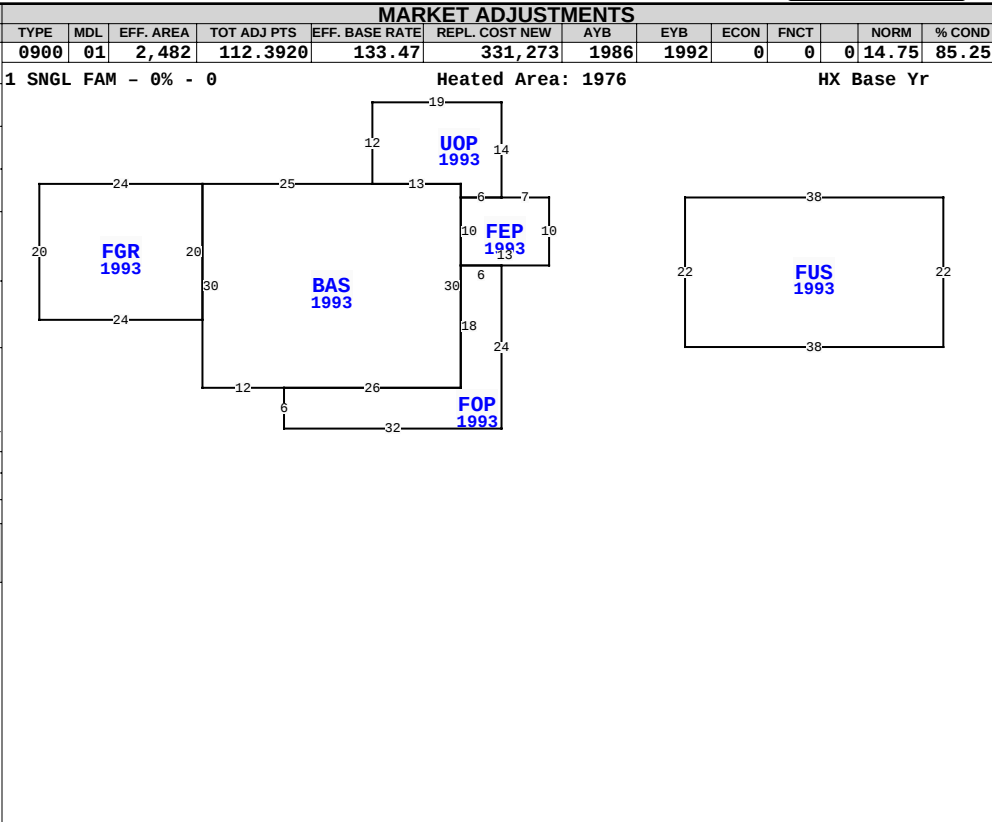
TOTALS	3,126		2,482	282,410
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EXTRA FEATURES

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	0812	CONCRETE C	0	0	0	0	1,698.00	SF	4.00	4.00	100	1986	1986	3	52	3,532	
3	0830	FLAGSTONE	0	0	0	0	315.00	SF	12.00	12.00	100	1990	1990	3	62	2,344	
4	0830	FLAGSTONE	0	0	0	0	146.00	SF	12.00	12.00	100	1994	1994	3	70	1,226	
5	0810	CONCRETE A	0	0	12	20	240.00	SF	6.50	6.50	100	1994	1994	3	70	1,092	
6	0810	CONCRETE A	0	0	0	0	395.00	SF	6.50	6.50	100	1997	1997	3	75	1,926	

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	TOT ADJ	UNIT PRICE	ADJ UNIT PRICE	LAND VALUE	OTHER ADJUSTMENTS AND NOTES	YEAR	DENSITY	DECL	FRZ	YR	CONSRV
1	000100	C	SFR	0		RS-1	0.00	0.00	1.00	LT		1.00	1.00	1.00	125,000.00	125,000.00	125,000							



BLD DATE		LGL DATE	
XF DATE		LAND DATE	05/23/2023
INC DATE		AG DATE	MLU

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	0812	CONCRETE C	0	0	0	0	1,698.00	SF	4.00	4.00	100	1986	1986	3	52	3,532	
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TOTAL OB/XF 10,120

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1	000100	C	SFR	0		RS-1	0.00	0.00	1.00	LT		1.00	1.00	1.00	125,000.00	125,000.00	125,000							

NASSAU COUNTY PROPERTY PAGE 1 of 2 7

VALUATION SUMMARY		STANDARD
VALUATION BY	Tax Group: 7	Tax Dist:
BUILDING MARKET VALUE		292,918
TOTAL MARKET OB/XF VALUE		10,120
TOTAL LAND VALUE - MARKET		125,000
TOTAL MARKET VALUE		428,038
SOH/AGL Deduction		74,736
ASSESSED VALUE		353,302
TOTAL EXEMPTION VALUE		0
BASE TAXABLE VALUE		353,302
TOTAL JUST VALUE		428,038
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		321,652

PERMIT NUM	DESCRIPTION	AMT	ISSUED
94-01230	REPAIR/RRF	21,500	08/01/1994
3755	N/A	5,520	12/12/1986

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94-01230	REPAIR/RRF	21, 500	08/01/1994
3755	N/A	5, 520	12/12/1986

BUILDING NOTES
BUILDING DIMENSIONS
FEP=[YR=1993] W7 UOP=[YR=1993] N14 W19 S12 BAS=[YR=1993] W25 FGR=[YR=1993] W24 S20 E24 N20 \$ S30 E12 FOP=[YR=1993] S6 E32 N24 W6 S18 W26 \$ E26 N30 W13 \$ E13 S2 E6 \$ W6 S10 E13 N10 \$ PTR= E20 FUS=[YR=1993] E38 S22 W38 N22 \$ W20 \$.

FRUECHTENICHT TRUST/FRUECHTENICHT RICHARD W JR TRU
710 OCEAN CLUB PLACE
FERNANDINA BEACH, FL 32034

37-2N-28-5000-0028-0000

[illegible]