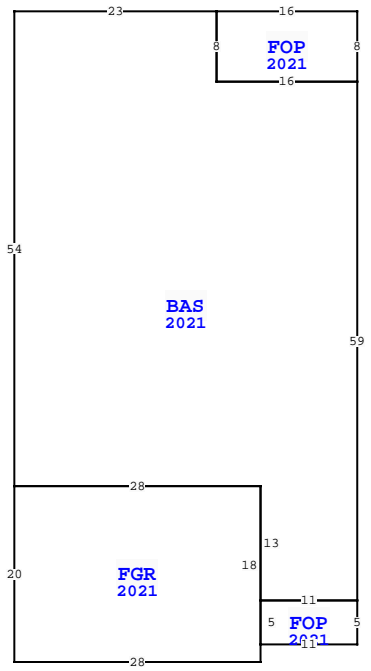


BUILDING CHARACTERISTICS		CONSTRUCTION		
ELEMENT	CD			
Exterior Wall	31	HARDIE BRD	100	
Roof Structur	03	GABLE/HIP	100	
Roof Cover	03	COMP SHNGL	100	
Interior Wall	05	DRYWALL	100	
Interior Floor	11	CLAY TILE	70	
Interior Floor	14	CARPET	30	
Air Condition	03	CENTRAL	100	
Heating Type	04	AIR DUCTED	100	
Bedrooms		3	100	
Bathrooms		2	100	
Frame	02	WOOD FRAME	100	
Stories	1.	1.	100	
Units		0	100	
Occupancy	00	NONE	100	
Quality	04	Quality Level	04	
DOR CODE	0100	SINGLE FAMILY		
MAP NUM		MKT AREA	04	
NEIGHBORHOOD/LOC		4090.00		
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	2,121	100	2,121	224,020
FGR	560	55	308	32,531
FOP	55	30	16	1,690
FOP	128	30	38	4,014
TOTALS	2,864		2,483	262,254

MARKET ADJUSTMENTS											
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
0100	01	2,483	117.0288	105.62	262,254	2021	2021	0	0	0.00	100.00
1 SINGLE FAM - 0% - 2023										Heated Area: 2121	HX Base Yr



82817 STATION CT, FERNANDINA BEACH

BLD DATE	03/13/2023	NW	LGL DATE	
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	0812	CONCRETE C	0	0	0	0		4.00	100	2021	2021	3	100	5,456	

TOTAL OB/XF 5,456

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	000000	C	VAC RES	0		PUD	0.00	0.00	1.00	LT		1.00	1.00	1.00	60,000.00	60,000.00	60,000							

NASSAU COUNTY PROPERTY		PAGE 1 of 1	4
VALUATION SUMMARY			
VALUATION BY			STANDARD
Tax Group: 4		Tax Dist:	
BUILDING MARKET VALUE			262,254
TOTAL MARKET OB/XF VALUE			5,456
TOTAL LAND VALUE - MARKET			60,000
TOTAL MARKET VALUE			327,710
SOH/AGL Deduction			0
ASSESSED VALUE			327,710
TOTAL EXEMPTION VALUE			0
BASE TAXABLE VALUE			327,710
TOTAL JUST VALUE			327,710
NCON VALUE			0
INCOME VALUE			
PREVIOUS YEAR MKT VALUE			299,714

PERMIT NUM	DESCRIPTION	AMT	ISSUED
21017287	CO ISSUED	0	12/14/2021
21002252	NEW CONSTR	31,000	03/03/2021

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2522/0279	12/15/2021	WD Q	Q	I	01	391,600
GRANTOR: D R HORTON INC-JACKSO						
GRANTEE: RAMSEY JAMES A						
2439/1850	3/04/2021	WD Q	V	05		1,205,400
GRANTOR: PATRIOT RIDGE LLP						
GRANTEE: D R HORTON INC-JACK						

BUILDING NOTES

BUILDING DIMENSIONS
FOP=[YR=2021] W16 BAS=[YR=2021] W23 S54 FGR=[YR=2021] S20 E28 N2 FOP=[YR=2021] E11 N5 W11 S5\$ N18 W28\$ E28 S13 E11 N59 W16 N8\$ S8 E16 N8\$.