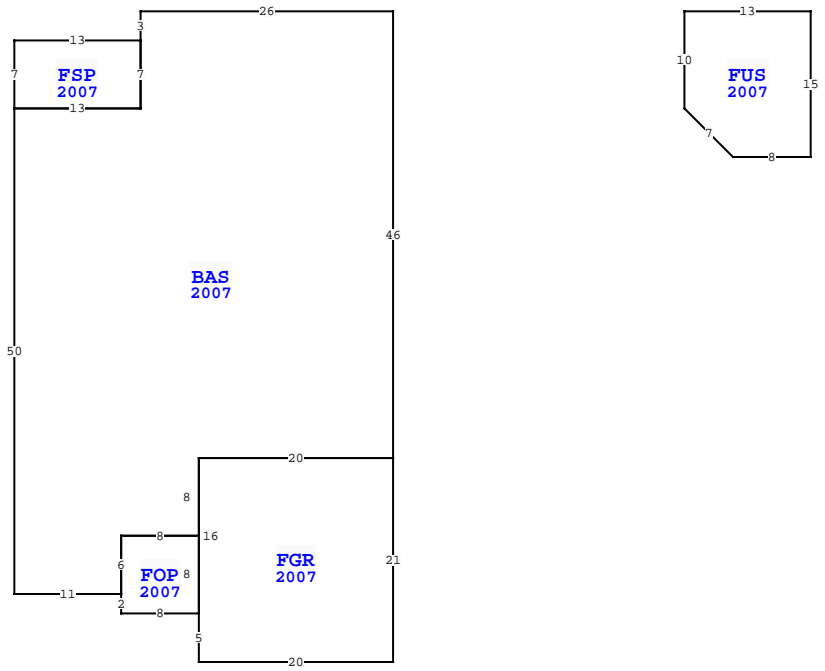


BUILDING CHARACTERISTICS		CONSTRUCTION	
ELEMENT	CD		
Exterior Wall	16	WD FR STUC	100
Roof Structur	03	GABLE/HIP	100
Roof Cover	03	COMP SHNGL	100
Interior Wall	05	DRYWALL	60
Interior Wall	08	DECORATIVE	40
Interior Floor	13	LVT/LAMNT	50
Interior Floor	14	CARPET	50
Air Condition	03	CENTRAL	100
Heating Type	04	AIR DUCTED	100
Bedrooms		4	100
Bathrooms		2	100
Frame	02	WOOD FRAME	100
Stories	1.5	1.5	100
Units		0	100
Occupancy	00	NONE	100
Quality	03	Quality Level	03
DOR CODE	0100	SINGLE FAMILY	
MAP NUM		MKT AREA	04
NEIGHBORHOOD/LOC	4068.00		
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA
BAS	1,882	100	1,882
FGR	420	55	231
FOP	64	30	19
FSP	91	40	36
FUS	183	100	183
TOTALS	2,640		2,351
			211,574

MARKET ADJUSTMENTS														
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND			
0100	01	2,351	107.8000	97.29	228,729	2007	2007	0	0	0	7.50	92.50		
1 SINGLE FAM - 0% - 0 Heated Area: 2065 HX Base Yr														



NASSAU COUNTY PROPERTY			PAGE 1 of 1	4
VALUATION SUMMARY				
VALUATION BY	STANDARD			
Tax Group: 4	Tax Dist:			
BUILDING MARKET VALUE	211,574			
TOTAL MARKET OB/XF VALUE	7,387			
TOTAL LAND VALUE - MARKET	75,000			
TOTAL MARKET VALUE	293,961			
SOH/AGL Deduction	3,663			
ASSESSED VALUE	290,298			
TOTAL EXEMPTION VALUE	0			
BASE TAXABLE VALUE	290,298			
TOTAL JUST VALUE	293,961			
NCON VALUE	0			
INCOME VALUE	0			
PREVIOUS YEAR MKT VALUE	263,907			

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B0619213	NEW CONSTR	0	12/01/2006
C19213	CO ISSUED	0	12/01/2006

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2522/0339	12/15/2021	WD	Q	I	01	375,000
GRANTOR: BRASHEAR CHRISTINA L						
GRANTEE: DIPPOLD THOMAS & SH						
2312/1929	10/04/2019	WD	Q	I	01	264,900
GRANTOR: LEVERETTE SARAH & EMM						
GRANTEE: BRASHEAR CHRISTINA						

EXTRA FEATURES														95016 PASO ROBLES CT, FERNANDINA BEACH		BLD DATE	LGL 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	0811	CONCRETE B	0	0	0	0	688.00	SF	5.20	5.20	100	2009	2009	3	91	3,256		
2	0476	VF 6 SBPL	0	0	0	0	150.00	LF	32.00	32.00	100	2010	2010	3	81	3,888		
3	0470	VNYL GATE	0	0	0	0	1.00	UT	300.00	300.00	100	2010	2010	3	81	243		
TOTAL OB/XF 7,387																		

BUILDING NOTES													

BUILDING DIMENSIONS
 BAS=[YR=2007] W26 S3 FSP=[YR=2007] W13 S7 E13 N7 \$ S7 W13
 S50 E11 FOP=[YR=2007] S2 E8FGR=[YR=2007] S5 E20 N21 W20 S16
 \$ N8 W8 S6 \$ N6 E8 N8 E20 N46 \$ PTR= E30 FUS=[YR=2007] E13
 S15 W8 U5 L5 N10 \$ W30 \$.

LAND DESCRIPTION														TOTAL OB/XF 7,387										
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			0.00	0.00	1.00	LT		1.00	1.00	1.00	75,000.00	75,000.00	75,000							