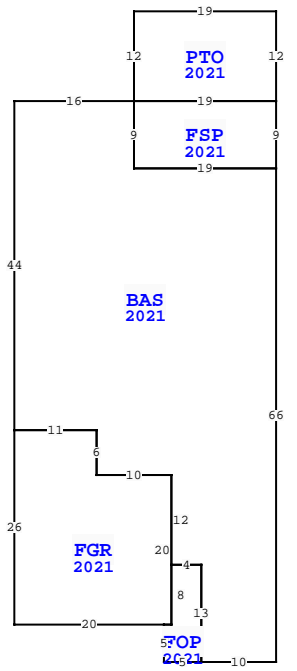


BUILDING CHARACTERISTICS		CONSTRUCTION	
ELEMENT	CD		
Exterior Wall	31	HARDIE BRD	100
Roof Structur	03	GABLE/HIP	100
Roof Cover	03	COMP SHNGL	100
Interior Wall	05	DRYWALL	100
Interior Floor	13	LVT/LAMMT	50
Interior Floor	14	CARPET	50
Air Condition	03	CENTRAL	100
Heating Type	04	AIR DUCTED	100
Bedrooms		3	100
Bathrooms		2	100
Frame	02	WOOD FRAME	100
Stories	1.	1.	100
Units		0	100
Occupancy	00	NONE	100
Quality	03	Quality Level	03
DOR CODE	0100	SINGLE FAMILY	
MAP NUM		MKT AREA	04
NEIGHBORHOOD/LOC	4068.100		
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA
BAS	1,811	100	1,811
FGR	486	55	267
FOP	57	30	17
FSP	171	40	68
PTO	228	5	11
TOTALS	2,753		2,174

MARKET ADJUSTMENTS											
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
1	SINGLE FAM	- 100%	- 2022	96.41	209,595	2021	2021	0	0	0.00	100.00
			Heated Area: 1811				HX Base Yr 2022				



NASSAU COUNTY PROPERTY		PAGE 1 of 1	4
VALUATION SUMMARY			
VALUATION BY			STANDARD
Tax Group: 4		Tax Dist:	
BUILDING MARKET VALUE			209,595
TOTAL MARKET OB/XF VALUE			3,401
TOTAL LAND VALUE - MARKET			75,000
TOTAL MARKET VALUE			287,996
SOH/AGL Deduction			31,006
ASSESSED VALUE			256,990
TOTAL EXEMPTION VALUE	HX HB		50,000
BASE TAXABLE VALUE			206,990
TOTAL JUST VALUE			287,996
NCON VALUE			0
INCOME VALUE			
PREVIOUS YEAR MKT VALUE			249,505

PERMIT NUM	DESCRIPTION	AMT	ISSUED
C2011255	CO ISSUED	0	04/30/2021
B2011255	NEW CONSTR	250,998	11/17/2020

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2458/1830	4/30/2021	SW	Q	I	01	293,400
GRANTOR: RICHMOND AMERICAN HOM						
GRANTEE: DIDION JOSHUA MITCH						
2397/1030	10/01/2020	SW	Q	V	05	580,200
GRANTOR: WOODBRIDGE NASSAU LLC						
GRANTEE: RICHMOND AMERICAN H						

EXTRA FEATURES															BLD DATE	XF DATE	INC DATE	LGL DATE	LAND DATE	AG DATE
95340 COLLEGE PKWY, FERNANDINA BEACH																		05/18/2023		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	0810	CONCRETE A	0	100	8	3		24.00	SF 6.50	100	2021	2021	3	100	156					
2	0811	CONCRETE B	0	100	0	0		624.00	SF 5.20	100	2021	2021	3	100	3,245					

BUILDING NOTES	
PTO=[YR=2021] W19 S12 BAS=[YR=2021] W16 S44 FGR=[YR=2021] S26 E20 FOP=[YR=2021] S5 E5 N13 W4 S8 W1\$ E1 N20 W10 N6 W11\$ E11 S6 E10 S12 E4 S13 E10 N66 FSP=[YR=2021] N9 W19 S9 E19 \$ W19 N9\$ E19 N12\$.	

BUILDING DIMENSIONS	
PTO=[YR=2021] W19 S12 BAS=[YR=2021] W16 S44 FGR=[YR=2021] S26 E20 FOP=[YR=2021] S5 E5 N13 W4 S8 W1\$ E1 N20 W10 N6 W11\$ E11 S6 E10 S12 E4 S13 E10 N66 FSP=[YR=2021] N9 W19 S9 E19 \$ W19 N9\$ E19 N12\$.	

LAND DESCRIPTION										TOTAL OB/XF										3,401				
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	000134	C	SFR POND	100			0.00	0.00	1.00	LT		1.00	1.00	1.00	75,000.00	75,000.00	75,000							