



BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	31	HARDIE BRD 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	12	MODULAR MT 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 60
Interior Floo	12	HARDWOOD 40
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms	4	100
Bathrooms	4	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
NEIGHBORHOOD/LOC	4005.00	04

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	3,390	100	3,390	395,767
FGR	988	55	543	63,393
FOP	60	30	18	2,101
FOP	296	30	89	10,390
FOP	508	30	152	17,745
STP	21	10	2	234

TOTALS	5,263		4,194	489,631
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EXTRA FEATURES									
L N	OB/XF CODE	DESCRIPTION	BLD CAP	L	W	UNITS	UT	Adj R	NOTES
1	0810	CONCRETE A	0	100	0	450.00	SF	6.50	
2	0855	CONC PAVER	0	100	0	1,048.00	SF	7.00	
3	0681	POLE SHED	0	100	36	864.00	SF	15.00	

LAND DESCRIPTION									
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS
1	000115	C	SFR ACRES	100		OR	0.00	0.00	2.87

MARKET ADJUSTMENTS												
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND	
0900	01	4,194	103.4880	122.89	515,401	2011	2011	0	0	5.00	95.00	
1 SNGL FAM - 100% - 2012 Heated Area: 3390 HX Base Yr 2012												
940261 OLD NASSAUVILLE RD, FERNANDINA BEACH												

TOTAL OB/XF												
18,818												

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18,818												

NASSAU COUNTY PROPERTY			
VALUATION SUMMARY		PAGE 1 of 1	
VALUATION BY		STANDARD	
Tax Group: 4		Tax Dist:	
BUILDING MARKET VALUE		489,631	
TOTAL MARKET OB/XF VALUE		18,818	
TOTAL LAND VALUE - MARKET		215,250	
TOTAL MARKET VALUE		723,699	
SOH/AGL Deduction		374,857	
ASSESSED VALUE		348,842	
TOTAL EXEMPTION VALUE		50,000	
BASE TAXABLE VALUE		298,842	
TOTAL JUST VALUE		723,699	
NCON VALUE		0	
INCOME VALUE			
PREVIOUS YEAR MKT VALUE		523,688	

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B23556	CO ISSUED	0	12/08/2011
M15924	H/AC	0	02/01/2011
E22774	NEW CONSTR	0	07/01/2010
P14319	NEW CONSTR	0	06/01/2010
B23556	NEW CONSTR	519,625	05/01/2010

SALES DATA					
OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD
1641/0575	9/23/2009	WD	U	V	12
GRANTOR: FIRST NATIONAL BANK O					
GRANTEE: WALL BRIAN A & ANGE					
1641/0573	9/23/2009	WD	U	V	11
GRANTOR: MCCOY BOBBY J & MARY					
GRANTEE: WALL BRIAN A & ANGE					

BUILDING NOTES					
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BUILDING DIMENSIONS					
BAS=[YR=2011] W34 FOP=[YR=2011] N12 W51 S12 E19 N8 E13 S8 E19 \$ W19 N8 W13 S8 W19 S16 FOP=[YR=2011] W10 FGR=[YR=2011] N29 W26 S38 E26 N9 \$ S6 E10 N6 \$ S34 E6 S3 E17 N12 FOP=[YR=2011] E16 S2 E3 STP=[YR=2011] S3 E7 N3 W7 \$ E10 N2 E16 N6 W45S6 \$N6E45 N5 E17 N30 \$.					