

BUILDING CHARACTERISTICS	
ELEMENT	CD CONSTRUCTION
Exterior Wall	20 FACE BRICK 100
Roof Structur	03 GABLE/HIP 100
Roof Cover	03 COMP SHNGL 100
Interior Wall	05 DRYWALL 100
Interior Floo	11 CLAY TILE 100
Air Condition	03 CENTRAL 100
Heating Type	04 AIR DUCTED 100
Bedrooms	2 100
Bathrooms	2 100
Frame	02 WOOD FRAME 100
Stories	1. 1. 100
Units	0 100
Occupancy	00 NONE 100

MARKET ADJUSTMENTS														
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND			
0100	01	1,298	130.0000	123.50	160,303	2001	2001	0	0	0	16.50	83.50		
1 SINGLE FAM - 0% - 0 Heated Area: 1047 HX Base Yr														

5430 ERVIN ST, FERNANDINA BEACH

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	507.00	SF	5.20	5.20	100	2001	2001	3	80	2,109	
2	0810	CONCRETE A	0	0	0	0	64.00	SF	6.50	6.50	100	2001	2001	3	80	333	
3	0810	CONCRETE A	0	0	0	0	273.00	SF	6.50	6.50	100	2001	2001	3	80	1,420	

BUILDING CHARACTERISTICS				
QUALITY	DOR CODE	MAP NUM	NEIGHBORHOOD/LOC	TOTAL GROSS AREA
03 Quality Level 03	0100 SINGLE FAMILY		3038.00	1,482
TOTALS 1,482 1,298 133,853				

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	0811	CONCRETE B	0	0	0	0	507.00	SF	5.20	5.20	100	2001	2001	3	80	2,109	
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3	0810	CONCRETE A	0	0	0	0	273.00	SF	6.50	6.50	100	2001	2001	3	80	1,420	

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		RSF-2	50.00	100.00	50.00	FF		1.00	1.00	1.00	7,500.00	7,500.00	375,000							

NASSAU COUNTY PROPERTY			
VALUATION SUMMARY			PAGE 1 of 1
VALUATION BY		STANDARD	
Tax Group: 8	Tax Dist:		
BUILDING MARKET VALUE			133,853
TOTAL MARKET OB/XF VALUE			3,862
TOTAL LAND VALUE - MARKET			375,000
TOTAL MARKET VALUE			512,715
SOH/AGL Deduction			264,761
ASSESSED VALUE			247,954
TOTAL EXEMPTION VALUE			0
BASE TAXABLE VALUE			247,954
TOTAL JUST VALUE			512,715
NCON VALUE			0
INCOME VALUE			
PREVIOUS YEAR MKT VALUE			432,255

PERMIT NUM	DESCRIPTION	AMT	ISSUED
P014514	NEW CONSTR	0	02/01/2001
M014896	H/AC	0	02/01/2001
B0007753	NEW CONSTR	83,970	11/01/2000

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
0793/0224	5/12/1997	WD	U	V	06	100
GRANTOR: HENRY JOSEPH N						
GRANTEE: TYSON TOMMIE L						
0765/0805	7/17/1996	WD	Q	V		14,000
GRANTOR: PETERSON ALBERT						
GRANTEE: TYSON TOMMIE & JOSE						

BUILDING NOTES													

BUILDING DIMENSIONS													
FEP=[YR=2010] W13 S1 PTO=[YR=2001] W3 S3 E3 N3 \$ S7													
BAS=[YR=2001] W19 S39 E15 FOP=[YR=2001] E6 FGR=[YR=2001]													
S11 E11 N20 FST=[YR=2001] N6 W11 S6 E11 \$ W11 S9 \$ N6 W6 S6													
\$ N6 E6 N9 E11 N24 W13 \$ E13 N8 \$.													