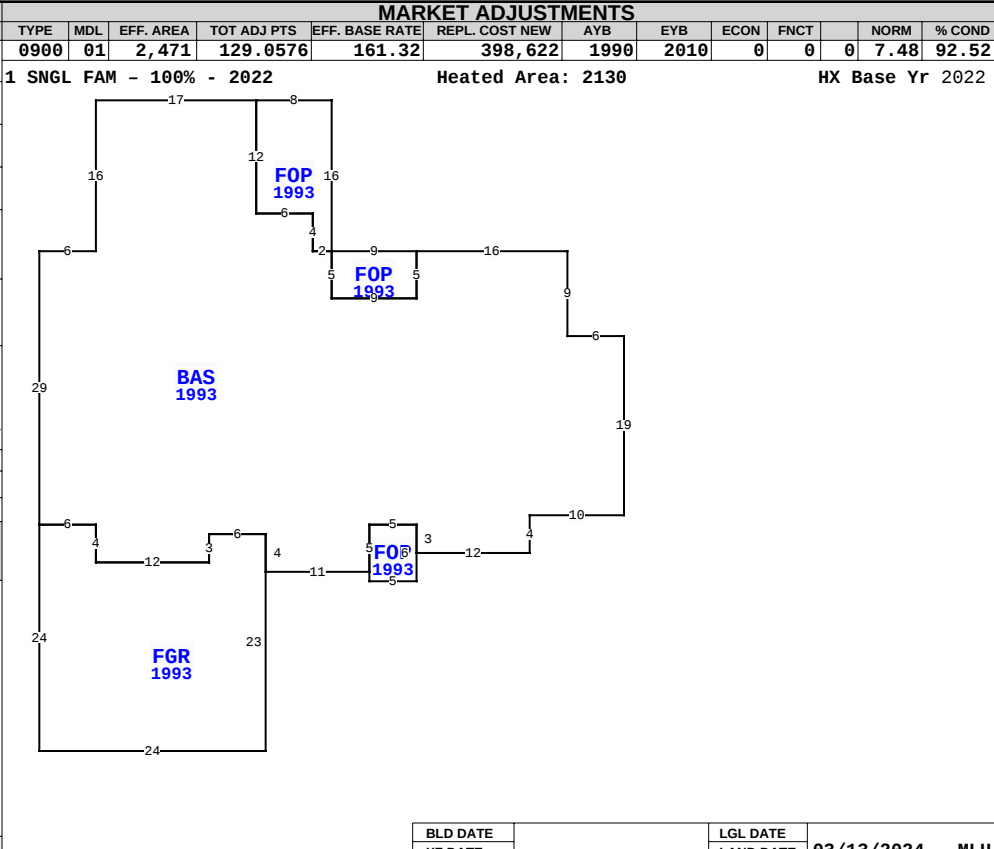




BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	12	CEDAR 70
Exterior Wall	20	FACE BRICK 30
Roof Structure	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floor	11	CLAY TILE 60
Interior Floor	14	CARPET 40
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms	4	100
Bathrooms	2	100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units	0	100
Occupancy	00	NONE 100

Quality	06	Quality Level 06
DOR CODE	0100	SINGLE FAMILY
MAP NUM		MKT AREA 02
NEIGHBORHOOD/LOC	2031.00	

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	2,130	100	2,130	317,910
FGR	522	55	287	42,836
FOP	30	30	9	1,343
FOP	45	30	14	2,089
FOP	104	30	31	4,627
TOTALS	2,831		2,471	368,805



2862 PARK SQUARE PL, 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	0500	FP-PRE FAB	0 100	0	0	1.00	UT	3,500.00	3,500.00	100	1990	1990	3	68	2,380	
2	0812	CONCRETE C	0 100	0	0	1,508.00	SF	4.00	4.00	100	1990	1990	3	59.5	3,589	
3	0861	POOL GUNIT	0 100	28	16	448.00	SF	85.00	85.00	100	1991	1991	3	20	7,616	
4	0845	KOOL DECK	0 100	0	0	973.00	SF	7.25	7.25	100	1991	1991	3	62	4,374	
5	0910	SCRN RM L	0 100	0	0	1,414.00	SF	15.00	15.00	100	1991	1991	3	20	4,242	
6	0877	JACUZZI	0 100	0	0	1.00	UT	1,000.00	1,000.00	100	1991	1991	3	20	200	
7	0871	POOL HTR R	0 100	0	0	1.00	UT	2,000.00	2,000.00	100	2000	2000	3	20	400	

LAND DESCRIPTION										TOTAL OB/XF 22,801									
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
1	000100	C	SFR	100		RSF-2	0.00	0.00	1.00	LT		1.00	1.00	1.00	250,000.00	250,000.00	250,000		

NASSAU COUNTY PROPERTY										PAGE 1 of 1 8									
VALUATION SUMMARY										STANDARD									
VALUATION BY										Tax Group: 8 Tax Dist:									
BUILDING MARKET VALUE										368,805									
TOTAL MARKET OB/XF VALUE										22,801									
TOTAL LAND VALUE - MARKET										250,000									
TOTAL MARKET VALUE										641,606									
SOH/AGL Deduction										77,892									
ASSESSED VALUE										563,714									
TOTAL EXEMPTION VALUE										50,000									
BASE TAXABLE VALUE										513,714									
TOTAL JUST VALUE										641,606									
NCON VALUE										0									
INCOME VALUE																			
PREVIOUS YEAR MKT VALUE										555,737									

PERMIT NUM	DESCRIPTION	AMT	ISSUED
E20199	ELEC OTHER	0	11/01/2007
7570	SWIM POOL	22,050	10/03/1991
6504	NEW CONSTR	78,945	06/04/1990

SALES DATA							
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE	
2275/1617	4/24/2019	WD	Q	I	01	490,000	
GRANTOR:NISTAD JOHN R &							
GRANTEE:STINES ERNEST CHARL							
2177/0215	2/09/2018	SW	U	I	12	360,000	
GRANTOR:BRECKENRIDGE PROP FUN							
GRANTEE:NISTAD JOHN R & MEL							

BUILDING NOTES									
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BUILDING DIMENSIONS
BAS=[YR=1993] W6 N9 W16 FOP=[YR=1993] W9 S5 E9 N5 \$ S5 W9 N5
FOP=[YR=1993] N16 W8 S12 E6 S4 E2 \$ W2 N4 W6 N12 W17 S16 W6
S29 FGR=[YR=1993] S24 E24 N23 W6 S3 W12 N4 W6 \$ E6 S4 E12 N3
E6 S4 E11 FOP=[YR=1993] S1 E5 N6 W5 S5 \$ N5 E5 S3 E12 N4 E10
N19 \$.