



BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	05	AVERAGE 100
Roof Structure	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floor	14	CARPET 80
Interior Floor	08	SHT VINYL 20
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

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Quality	06	Quality Level 06
DOR CODE	0100	SINGLE FAMILY

MAP NUM		MKT AREA	02
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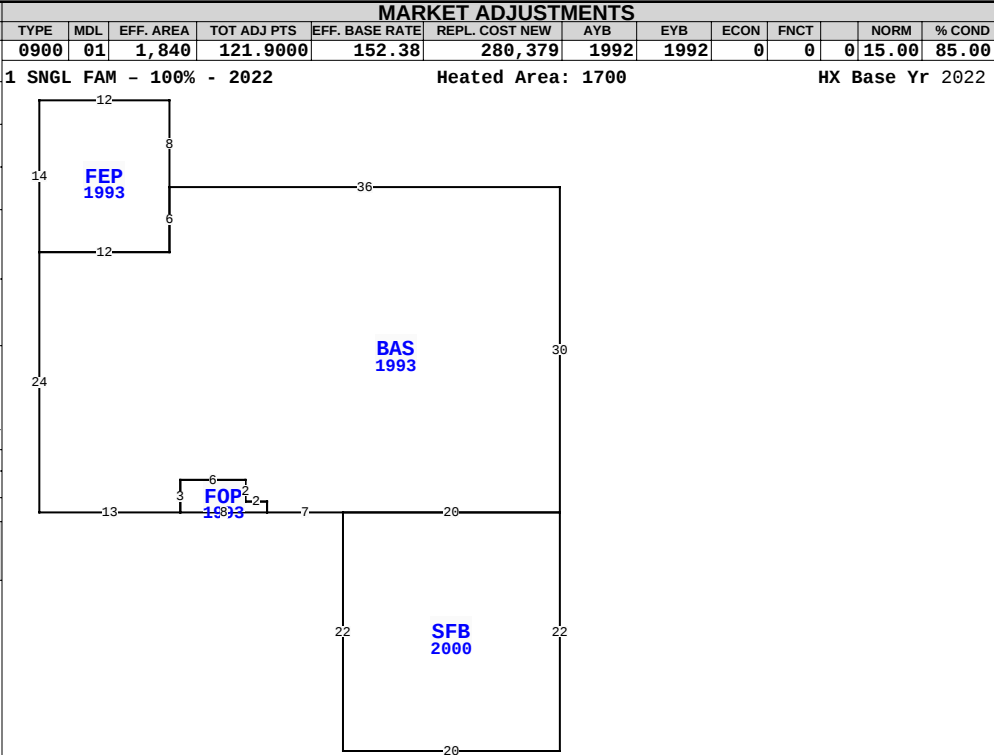
NEIGHBORHOOD/LOC	2025.00
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AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,348	100	1,348	174,597
FEP	168	80	134	17,356
FOP	20	30	6	777
SFB	440	80	352	45,592

TOTALS	1,976		1,840	238,322
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EXTRA FEATURES									
L N	OB/XF CODE	DESCRIPTION	BLD	CAP	L	W	UNITS	UT	Adj R
1	0811	CONCRETE B	0	100	0	0	860.00	SF	5.20
2	1242	WD DECK A	0	100	0	0	372.00	SF	10.00
3	0940	SHEDS/PORT	0	100	8	10	80.00	SF	30.00
4	0476	VF 6 SBPL	0	100	0	0	27.00	LF	32.00

LAND DESCRIPTION									
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS
1	000100	C	SFR	100	0003	RSF-2	0.00	0.00	1.00



1813 REATTA LN, FERNANDINA BEACH

BLD DATE		LGL DATE	
XF DATE		LAND DATE	
INC DATE		AG DATE	

ORIG COND	YEAR ON	YEAR ACTUAL	Q	% COND	OB/XF MKT VALUE	NOTES
100	1992	1992	3	64	2,862	
100	2000	2000	3	20	744	
100	2000	2000	3	20	480	
100	2001	2001	3	55	475	

TOTAL OB/XF									
4,561									

NASSAU COUNTY PROPERTY									
PAGE 1 of 1									
VALUATION SUMMARY									
VALUATION BY					STANDARD				
Tax Group: 8					Tax Dist:				
BUILDING MARKET VALUE					238,322				
TOTAL MARKET OB/XF VALUE					4,561				
TOTAL LAND VALUE - MARKET					180,000				
TOTAL MARKET VALUE					422,883				
SOH/AGL Deduction					63,263				
ASSESSED VALUE					359,620				
TOTAL EXEMPTION VALUE					HX HB				
BASE TAXABLE VALUE					309,620				
TOTAL JUST VALUE					422,883				
NCON VALUE					0				
INCOME VALUE									
PREVIOUS YEAR MKT VALUE					411,747				

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B0047482	SWIM POOL	3,600	08/01/2000
7707	NEW CONSTR	54,625	12/05/1991

SALES DATA							
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE	
2366/1963	6/05/2020	WD	Q	I	01	280,000	
GRANTOR: CORCORAN CLARA S							
GRANTEE: CREECH GREGORY D &							
0658/0495	5/14/1992	WD	Q	I		73,400	
GRANTOR: BOATRIGHT J C							
GRANTEE: CORCORAN CLARA S							

BUILDING NOTES									
BUILDING DIMENSIONS									
BAS=[YR=1993] W36 FEP=[YR=1993] N8 W12 S14 E12 N6 \$ S6 W12 S24 E13 FOP=[YR=1993] E8 N1 W2 N2 W6 S3 \$ N3 E6 S2 E2 S1 E7 SFB=[YR=2000] S22 E20 N22 W20 \$ E20 N30 \$.									