



BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	10	ABOVE AVG 100
Roof Structur	08	IRREGULAR 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	12	HARDWOOD 70
Interior Floo	14	CARPET 30
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		3 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100
Occupancy	00	NONE 100

Quality	05	Quality Level 05
DOR CODE	0100	SINGLE FAMILY
MAP NUM		MKT AREA 03
NEIGHBORHOOD/LOC	3027.00	

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	2,393	100	2,393	344,724
FGR	589	55	324	46,674
FOP	132	30	40	5,762
FOP	413	30	124	17,863
TOTALS	3,527		2,881	415,023

MARKET ADJUSTMENTS											
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
0900	01	2,881	119.4270	149.28	430,076	2015	2015	0	0	3.50	96.50
1 SNGL FAM - 0% - 0											
Heated Area: 2393											
HX Base Yr											
4931 CASTRO CT, FERNANDINA BEACH											

NASSAU COUNTY PROPERTY			
VALUATION SUMMARY			PAGE 1 of 1
VALUATION BY			STANDARD
Tax Group: 8			Tax Dist:
BUILDING MARKET VALUE			415,023
TOTAL MARKET OB/XF VALUE			4,527
TOTAL LAND VALUE - MARKET			300,000
TOTAL MARKET VALUE			719,550
SOH/AGL Deduction			57,103
ASSESSED VALUE			662,447
TOTAL EXEMPTION VALUE			0
BASE TAXABLE VALUE			662,447
TOTAL JUST VALUE			719,550
NCON VALUE			0
INCOME VALUE			
PREVIOUS YEAR MKT VALUE			650,900

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B1529931	C0 ISSUED	0	07/10/2015
B1529931	NEW CONSTR	303,995	02/01/2015

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2253/0184	2/01/2019	WD	Q	I	02	555,000
GRANTOR: COLEBOURNE SCOTT						
GRANTEE: CORBETT STEPHANIE &						
1942/1912	10/20/2014	WD	Q	V	01	100,000
GRANTOR: GIBBS STEPHEN W ET AL						
GRANTEE: COLEBOURNE SCOTT						

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
1	0810	CONCRETE A	0	0	0	0	450.00	SF	6.50	6.50	100	2015	2015	3
2	0855	CONC PAVER	0	0	0	0	184.00	SF	10.00	10.00	100	2015	2015	3

BUILDING NOTES									
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BUILDING DIMENSIONS
FOP=[YR=2015] W36 S6 BAS=[YR=2015] W27 S42 FGR=[YR=2015] W4 S25 E25 N23 W18 N2 W3\$ E3 S2 E18 FOP=[YR=2015] E27 N3 W10 N3 W17 S6\$ N6 E17 S3 E25 N37 W18 S4 W15 N5 U3 L3 \$ D3 R3 S5 E15 N4 E18 N10\$.

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
1	000100	C	SFR	0		RSF-1	0.00	0.00	1.00	LT		1.00	1.00	1.00