

LOT 3  
IN OR 611/75  
FOREST OAKS PB 5/64

BELDEN MARY E  
835 FOUNTAIN DRIVE  
FERNANDINA BEACH, FL 32034

2024

00-00-30-0252-0003-0000



| BUILDING CHARACTERISTICS |    |                |
|--------------------------|----|----------------|
| ELEMENT                  | CD | CONSTRUCTION   |
| Exterior Wall            | 05 | AVERAGE 70     |
| Exterior Wall            | 12 | CEDAR 30       |
| Roof Structure           | 03 | GABLE/HIP 100  |
| Roof Cover               | 03 | COMP SHNGL 100 |
| Interior Wall            | 05 | DRYWALL 100    |
| Interior Floor           | 14 | CARPET 70      |
| Interior Floor           | 08 | SHT VINYL 30   |
| Air Condition            | 03 | CENTRAL 100    |
| Heating Type             | 04 | AIR DUCTED 100 |
| Bedrooms                 | 4  | 100            |
| Bathrooms                | 3  | 100            |
| Frame                    | 02 | WOOD FRAME 100 |
| Stories                  | 1. | 1. 100         |
| Units                    | 0  | 100            |
| BUD8 Adjustme            | 05 | DIST 1A 100    |
| Occupancy                | 00 | NONE 100       |

|          |      |                  |
|----------|------|------------------|
| Quality  | 03   | Quality Level 03 |
| DOR CODE | 0100 | SINGLE FAMILY    |

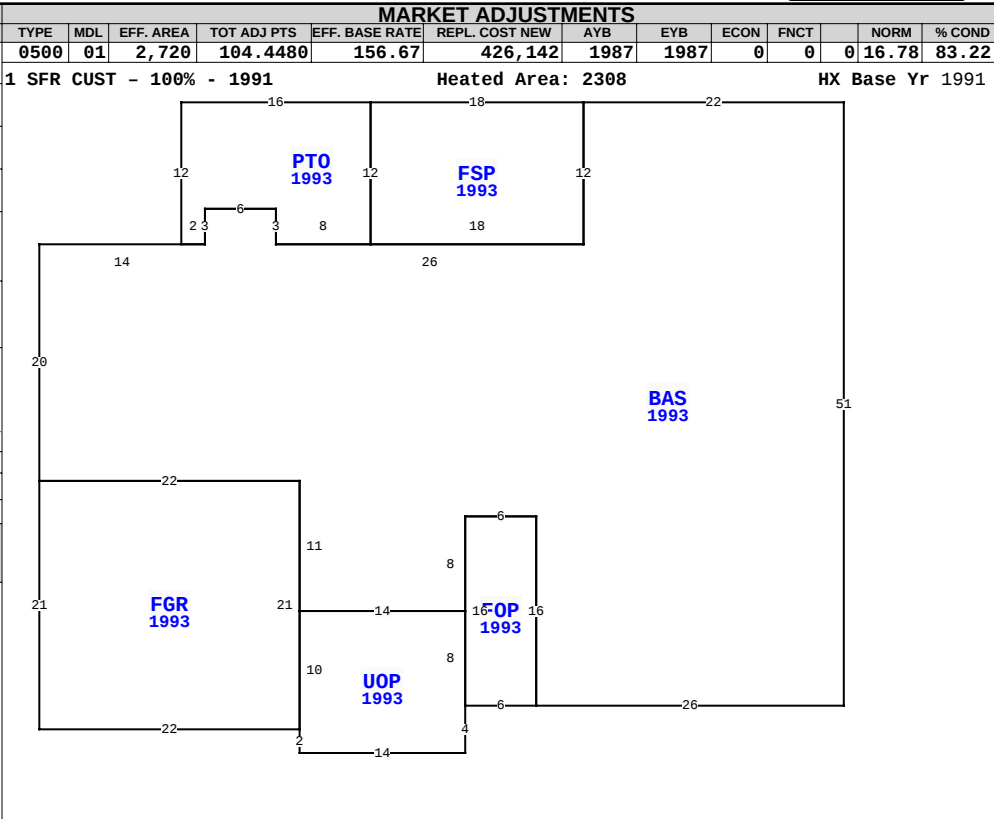
|         |  |          |    |
|---------|--|----------|----|
| MAP NUM |  | MKT AREA | 02 |
|---------|--|----------|----|

|                  |         |
|------------------|---------|
| NEIGHBORHOOD/LOC | 2028.00 |
|------------------|---------|

| AREA TYPE | TOTAL GROSS AREA | PCT OF BASE | TOT ADJ AREA | SUBAREA MARKET VALUE |
|-----------|------------------|-------------|--------------|----------------------|
| BAS       | 2,308            | 100         | 2,308        | 300,919              |
| FGR       | 462              | 55          | 254          | 33,117               |
| FOP       | 96               | 30          | 29           | 3,781                |
| FSP       | 216              | 40          | 86           | 11,213               |
| PTO       | 174              | 5           | 9            | 1,173                |
| UOP       | 168              | 20          | 34           | 4,433                |

|        |       |  |       |         |
|--------|-------|--|-------|---------|
| TOTALS | 3,424 |  | 2,720 | 354,635 |
|--------|-------|--|-------|---------|

| EXTRA FEATURES |            |             |         |   |   |          |    |          |       |
|----------------|------------|-------------|---------|---|---|----------|----|----------|-------|
| L N            | OB/XF CODE | DESCRIPTION | BLD CAP | L | W | UNITS    | UT | Adj R    | NOTES |
| 1              | 0500       | FP-PRE FAB  | 0 100   | 0 | 0 | 1.00     | UT | 3,500.00 |       |
| 2              | 0812       | CONCRETE C  | 0 100   | 0 | 0 | 1,292.00 | SF | 4.00     |       |



|          |  |           |  |
|----------|--|-----------|--|
| BLD DATE |  | LGL DATE  |  |
| XF DATE  |  | LAND DATE |  |
| INC DATE |  | AG DATE   |  |

| UNITS    | UT | Adj R    | ADJ UNIT PRICE | ORIG COND | YEAR ON | YEAR ACTUAL | Q | % COND | OB/XF MKT VALUE | NOTES |
|----------|----|----------|----------------|-----------|---------|-------------|---|--------|-----------------|-------|
| 1.00     | UT | 3,500.00 | 3,500.00       | 100       | 1987    | 1987        | 3 | 62     | 2,170           |       |
| 1,292.00 | SF | 4.00     | 4.00           | 100       | 1987    | 1987        | 3 | 52     | 2,687           |       |
|          |    |          |                |           |         |             |   |        |                 |       |
|          |    |          |                |           |         |             |   |        |                 |       |
|          |    |          |                |           |         |             |   |        |                 |       |
|          |    |          |                |           |         |             |   |        |                 |       |
|          |    |          |                |           |         |             |   |        |                 |       |
|          |    |          |                |           |         |             |   |        |                 |       |
|          |    |          |                |           |         |             |   |        |                 |       |

| LAND DESCRIPTION |          |     |                      |     |     |          |       |       |             | TOTAL OB/XF |     |          |        |         |            |                | 4,857  |  |  |
|------------------|----------|-----|----------------------|-----|-----|----------|-------|-------|-------------|-------------|-----|----------|--------|---------|------------|----------------|--------|--|--|
| 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 | LA VAL |  |  |
| 1                | 000100   | C   | SFR                  | 100 |     | RSF-2    | 0.00  | 0.00  | 1.00        | LT          |     | 1.00     | 1.00   | 1.00    | 120,000.00 | 120,000.00     | 1      |  |  |
|                  |          |     |                      |     |     |          |       |       |             |             |     |          |        |         |            |                |        |  |  |
|                  |          |     |                      |     |     |          |       |       |             |             |     |          |        |         |            |                |        |  |  |
|                  |          |     |                      |     |     |          |       |       |             |             |     |          |        |         |            |                |        |  |  |
|                  |          |     |                      |     |     |          |       |       |             |             |     |          |        |         |            |                |        |  |  |
|                  |          |     |                      |     |     |          |       |       |             |             |     |          |        |         |            |                |        |  |  |
|                  |          |     |                      |     |     |          |       |       |             |             |     |          |        |         |            |                |        |  |  |
|                  |          |     |                      |     |     |          |       |       |             |             |     |          |        |         |            |                |        |  |  |
|                  |          |     |                      |     |     |          |       |       |             |             |     |          |        |         |            |                |        |  |  |
|                  |          |     |                      |     |     |          |       |       |             |             |     |          |        |         |            |                |        |  |  |
|                  |          |     |                      |     |     |          |       |       |             |             |     |          |        |         |            |                |        |  |  |
|                  |          |     |                      |     |     |          |       |       |             |             |     |          |        |         |            |                |        |  |  |
|                  |          |     |                      |     |     |          |       |       |             |             |     |          |        |         |            |                |        |  |  |
|                  |          |     |                      |     |     |          |       |       |             |             |     |          |        |         |            |                |        |  |  |
|                  |          |     |                      |     |     |          |       |       |             |             |     |          |        |         |            |                |        |  |  |
|                  |          |     |                      |     |     |          |       |       |             |             |     |          |        |         |            |                |        |  |  |
|                  |          |     |                      |     |     |          |       |       |             |             |     |          |        |         |            |                |        |  |  |
|                  |          |     |                      |     |     |          |       |       |             |             |     |          |        |         |            |                |        |  |  |
|                  |          |     |                      |     |     |          |       |       |             |             |     |          |        |         |            |                |        |  |  |
|                  |          |     |                      |     |     |          |       |       |             |             |     |          |        |         |            |                |        |  |  |
|                  |          |     |                      |     |     |          |       |       |             |             |     |          |        |         |            |                |        |  |  |
|                  |          |     |                      |     |     |          |       |       |             |             |     |          |        |         |            |                |        |  |  |
|                  |          |     |                      |     |     |          |       |       |             |             |     |          |        |         |            |                |        |  |  |
|                  |          |     |                      |     |     |          |       |       |             |             |     |          |        |         |            |                |        |  |  |
|                  |          |     |                      |     |     |          |       |       |             |             |     |          |        |         |            |                |        |  |  |
|                  |          |     |                      |     |     |          |       |       |             |             |     |          |        |         |            |                |        |  |  |
|                  |          |     |                      |     |     |          |       |       |             |             |     |          |        |         |            |                |        |  |  |
|                  |          |     |                      |     |     |          |       |       |             |             |     |          |        |         |            |                |        |  |  |
|                  |          |     |                      |     |     |          |       |       |             |             |     |          |        |         |            |                |        |  |  |
|                  |          |     |                      |     |     |          |       |       |             |             |     |          |        |         |            |                |        |  |  |
|                  |          |     |                      |     |     |          |       |       |             |             |     |          |        |         |            |                |        |  |  |
|                  |          |     |                      |     |     |          |       |       |             |             |     |          |        |         |            |                |        |  |  |
|                  |          |     |                      |     |     |          |       |       |             |             |     |          |        |         |            |                |        |  |  |
|                  |          |     |                      |     |     |          |       |       |             |             |     |          |        |         |            |                |        |  |  |
|                  |          |     |                      |     |     |          |       |       |             |             |     |          |        |         |            |                |        |  |  |
|                  |          |     |                      |     |     |          |       |       |             |             |     |          |        |         |            |                |        |  |  |
|                  |          |     |                      |     |     |          |       |       |             |             |     |          |        |         |            |                |        |  |  |
|                  |          |     |                      |     |     |          |       |       |             |             |     |          |        |         |            |                |        |  |  |
|                  |          |     |                      |     |     |          |       |       |             |             |     |          |        |         |            |                |        |  |  |
|                  |          |     |                      |     |     |          |       |       |             |             |     |          |        |         |            |                |        |  |  |
|                  |          |     |                      |     |     |          |       |       |             |             |     |          |        |         |            |                |        |  |  |
|                  |          |     |                      |     |     |          |       |       |             |             |     |          |        |         |            |                |        |  |  |
|                  |          |     |                      |     |     |          |       |       |             |             |     |          |        |         |            |                |        |  |  |
|                  |          |     |                      |     |     |          |       |       |             |             |     |          |        |         |            |                |        |  |  |
|                  |          |     |                      |     |     |          |       |       |             |             |     |          |        |         |            |                |        |  |  |
|                  |          |     |                      |     |     |          |       |       |             |             |     |          |        |         |            |                |        |  |  |
|                  |          |     |                      |     |     |          |       |       |             |             |     |          |        |         |            |                |        |  |  |
|                  |          |     |                      |     |     |          |       |       |             |             |     |          |        |         |            |                |        |  |  |
|                  |          |     |                      |     |     |          |       |       |             |             |     |          |        |         |            |                |        |  |  |
|                  |          |     |                      |     |     |          |       |       |             |             |     |          |        |         |            |                |        |  |  |
|                  |          |     |                      |     |     |          |       |       |             |             |     |          |        |         |            |                |        |  |  |
|                  |          |     |                      |     |     |          |       |       |             |             |     |          |        |         |            |                |        |  |  |
|                  |          |     |                      |     |     |          |       |       |             |             |     |          |        |         |            |                |        |  |  |
|                  |          |     |                      |     |     |          |       |       |             |             |     |          |        |         |            |                |        |  |  |
|                  |          |     |                      |     |     |          |       |       |             |             |     |          |        |         |            |                |        |  |  |
|                  |          |     |                      |     |     |          |       |       |             |             |     |          |        |         |            |                |        |  |  |
|                  |          |     |                      |     |     |          |       |       |             |             |     |          |        |         |            |                |        |  |  |
|                  |          |     |                      |     |     |          |       |       |             |             |     |          |        |         |            |                |        |  |  |
|                  |          |     |                      |     |     |          |       |       |             |             |     |          |        |         |            |                |        |  |  |
|                  |          |     |                      |     |     |          |       |       |             |             |     |          |        |         |            |                |        |  |  |
|                  |          |     |                      |     |     |          |       |       |             |             |     |          |        |         |            |                |        |  |  |
|                  |          |     |                      |     |     |          |       |       |             |             |     |          |        |         |            |                |        |  |  |
|                  |          |     |                      |     |     |          |       |       |             |             |     |          |        |         |            |                |        |  |  |
|                  |          |     |                      |     |     |          |       |       |             |             |     |          |        |         |            |                |        |  |  |
|                  |          |     |                      |     |     |          |       |       |             |             |     |          |        |         |            |                |        |  |  |
|                  |          |     |                      |     |     |          |       |       |             |             |     |          |        |         |            |                |        |  |  |
|                  |          |     |                      |     |     |          |       |       |             |             |     |          |        |         |            |                |        |  |  |
|                  |          |     |                      |     |     |          |       |       |             |             |     |          |        |         |            |                |        |  |  |
|                  |          |     |                      |     |     |          |       |       |             |             |     |          |        |         |            |                |        |  |  |
|                  |          |     |                      |     |     |          |       |       |             |             |     |          |        |         |            |                |        |  |  |
|                  |          |     |                      |     |     |          |       |       |             |             |     |          |        |         |            |                |        |  |  |

| NASSAU COUNTY PROPERTY    |  |  |  |  |  |  |  |  |  | PAGE 1 of 1  | 8 |
|---------------------------|--|--|--|--|--|--|--|--|--|--------------|---|
| VALUATION SUMMARY         |  |  |  |  |  |  |  |  |  | STANDARD     |   |
| VALUATION BY              |  |  |  |  |  |  |  |  |  | Tax Group: 8 |   |
| BUILDING MARKET VALUE     |  |  |  |  |  |  |  |  |  | Tax Dist:    |   |
| TOTAL MARKET OB/XF VALUE  |  |  |  |  |  |  |  |  |  | 354,635      |   |
| TOTAL LAND VALUE - MARKET |  |  |  |  |  |  |  |  |  | 120,000      |   |
| TOTAL MARKET VALUE        |  |  |  |  |  |  |  |  |  | 479,492      |   |
| SOH/AGL Deduction         |  |  |  |  |  |  |  |  |  | 299,491      |   |
| ASSESSED VALUE            |  |  |  |  |  |  |  |  |  | 180,001      |   |
| TOTAL EXEMPTION VALUE     |  |  |  |  |  |  |  |  |  | HX HB 50,000 |   |
| BASE TAXABLE VALUE        |  |  |  |  |  |  |  |  |  | 130,001      |   |
| TOTAL JUST VALUE          |  |  |  |  |  |  |  |  |  | 479,492      |   |
| NCON VALUE                |  |  |  |  |  |  |  |  |  | 0            |   |
| INCOME VALUE              |  |  |  |  |  |  |  |  |  |              |   |
| PREVIOUS YEAR MKT VALUE   |  |  |  |  |  |  |  |  |  | 463,305      |   |

| PERMIT NUM | DESCRIPTION   | AMT    | ISSUED     |
|------------|---------------|--------|------------|
| B1225906   | REPL DW/PATIO | 1,700  | 04/01/2012 |
| B4282      | N/A           | 81,000 | 08/05/1987 |

| SALES DATA                    |            |              |        |        |           |               |
|-------------------------------|------------|--------------|--------|--------|-----------|---------------|
| OFF RECORD<br>Number          | DATE       | TYPE<br>INST | Q<br>U | V<br>I | RSN<br>CD | SALE<br>PRICE |
| 0611/0075                     | 10/30/1990 | WD           | Q      | I      |           | 136,500       |
| GRANTOR: DAVID NORMAN & CATHY |            |              |        |        |           |               |
| GRANTEE: BELDEN JOE & MARY    |            |              |        |        |           |               |
|                               |            |              |        |        |           |               |
|                               |            |              |        |        |           |               |
|                               |            |              |        |        |           |               |

GRANTOR: DAVID NORMAN & CATHY  
GRANTEE: BELDEN JOE & MARY

| BUILDING DIMENSIONS                                                                                                                                                                                                                                            |  |  |  |  |  |  |  |  |  |
|----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|--|--|--|--|--|--|--|--|--|
| BAS=[YR=1993] W22 FSP=[YR=1993] W18 PTO=[YR=1993] W16 S12 E2 N3 E6 S3 E8 N12 \$ S12 E18 N12 \$ S12 W26 N3 W6 S3 W14 S20 FGR=[YR=1993] S21 E22 UOP=[YR=1993] S2 E14 N4 FOP=[YR=1993] E6 N16 W6 S16 \$ N8 W14 S10 \$ N21 W22 \$ E22 S11 E14 N8 E6S16 E26 N51 \$. |  |  |  |  |  |  |  |  |  |