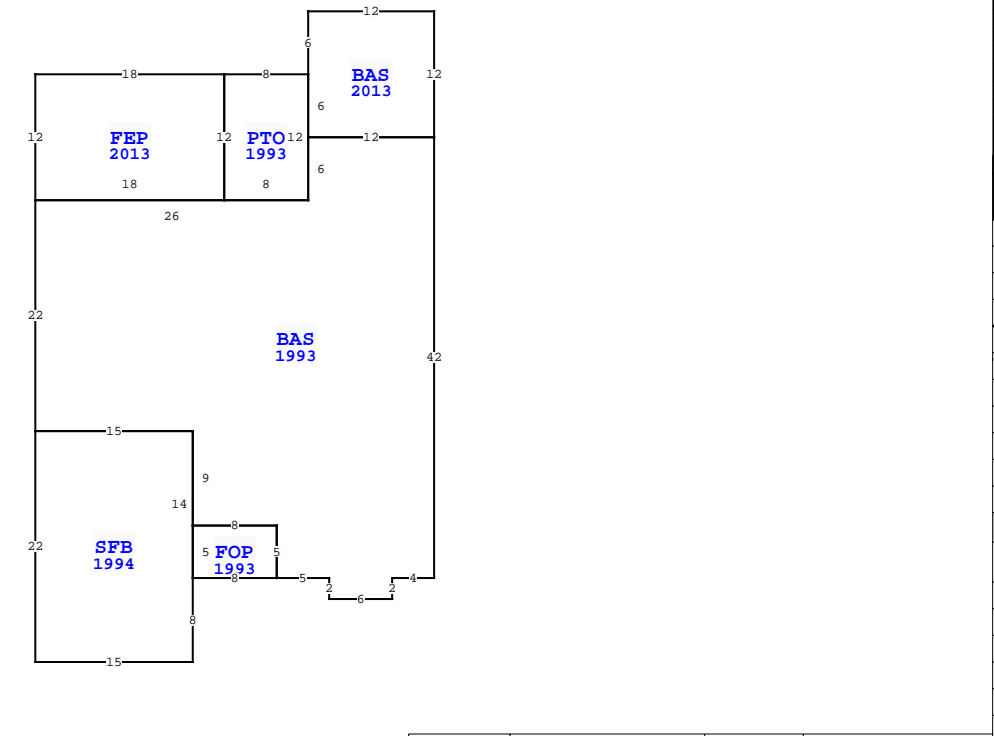


BUILDING CHARACTERISTICS	
ELEMENT	CD
Exterior Wall	05 AVERAGE 100
Roof Structur	03 GABLE/HIP 100
Roof Cover	03 COMP SHNGL 100
Interior Wall	05 DRYWALL 100
Interior Floo	14 CARPET 90
Interior Floo	11 CLAY TILE 10
Air Condition	03 CENTRAL 100
Heating Type	04 AIR DUCTED 100
Bedrooms	2 100
Bathrooms	2 100
Frame	02 WOOD FRAME 100
Stories	1. 1. 100
Units	0 100
BUD8 Adjustme	05 DIST 1A 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	
0900	01	1,800	123.3950	154.24	277,632	1984	1990	0	0	15.50	84.50	



Quality	06 Quality Level 06			
DOR CODE	0100 SINGLE FAMILY			
MAP NUM		MKT AREA	02	
NEIGHBORHOOD/LOC	2009.00			
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,202	100	1,202	156,660
BAS	144	100	144	18,768
FEP	216	80	173	22,548
FOP	40	30	12	1,564
PTO	96	5	5	651
SFB	330	80	264	34,408
TOTALS	2,028		1,800	234,599

2136 SEA ISLAND CT, FERNANDINA BEACH	BLD DATE	LGL DATE	04/03/2024	MLU
	XF DATE	LAND DATE		
	INC DATE	AG DATE		

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	0500	FP-PRE FAB	0 100	0	0	1.00	UT	3,500.00	3,500.00	100	1984	1984	3	56	1,960	
2	0811	CONCRETE B	0 100	26	12	312.00	SF	5.20	5.20	100	1984	1984	3	44	714	
3	0810	CONCRETE A	0 100	49	8	392.00	SF	6.50	6.50	100	1984	1984	3	44	1,121	
4	0810	CONCRETE A	0 100	19	4	76.00	SF	6.50	6.50	100	1984	1984	3	44	217	
5	0810	CONCRETE A	0 100	27	9	243.00	SF	6.50	6.50	100	1984	1984	3	44	695	
6	0940	SHEDS/PORT	0 100	16	10	160.00	SF	30.00	30.00	100	1992	1992	3	20	960	
7	0940	SHEDS/PORT	0 100	8	8	64.00	SF	30.00	30.00	100	1992	1992	3	20	384	
8	0810	CONCRETE A	0 100	12	12	144.00	SF	6.50	6.50	100	1998	1998	3	75	702	

TOTAL OB/XF	6,753
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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	100		RSF-2	0.00	0.00	1.00	LT		1.00	1.00	1.00	150,000.00	150,000.00	150,000							

REVIEW DATE	01/31/2024	BY	KBA	Total Acres:	0.00	Total Land Value:	150,000	Market:	0	Agricultural:	0	Common:	150,000
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NASSAU COUNTY PROPERTY			
VALUATION SUMMARY			PAGE 1 of 1
VALUATION BY			STANDARD
Tax Group: 8	Tax Dist:		
BUILDING MARKET VALUE			234,599
TOTAL MARKET OB/XF VALUE			6,753
TOTAL LAND VALUE - MARKET			150,000
TOTAL MARKET VALUE			391,352
SOH/AGL Deduction			189,306
ASSESSED VALUE			202,046
TOTAL EXEMPTION VALUE	HX HB		50,000
BASE TAXABLE VALUE			152,046
TOTAL JUST VALUE			391,352
NCON VALUE			0
INCOME VALUE			
PREVIOUS YEAR MKT VALUE			340,562

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2078/0519	10/13/2016	WD	Q	I	01	211,700
GRANTOR: ROBEY ELIZABETH G						
GRANTEE: MULRYAN JOSEPH V						
0443/0062	1/01/1985	WD	Q	I		55,700
GRANTOR:						
GRANTEE:						

BUILDING NOTES												

BUILDING DIMENSIONS												
BAS=[YR=2013] W12 S6 PTO=[YR=1993] W8 FEP=[YR=2013] W18 S12 BAS=[YR=1993] S22 SFB=[YR=1994] S22 E15 N8 FOP=[YR=1993] E8 N5 W8 S5 \$ N14 W15 \$ E15 S9 E8 S5 E5 S2 E6 N2 E4 N42 W12 S6 W26 \$ E18 N12 \$ S12 E8 N12 \$ S6 E12 N12 \$.												