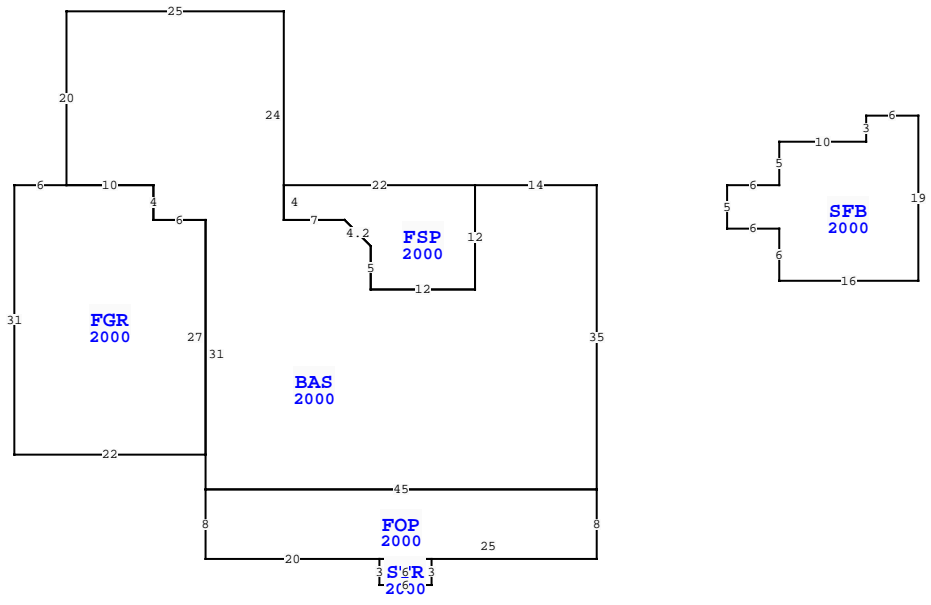


BUILDING CHARACTERISTICS	
ELEMENT	CD
Exterior Wall	20 FACE BRICK 100
Roof Structur	03 GABLE/HIP 100
Roof Cover	03 COMP SHNGL 100
Interior Wall	05 DRYWALL 100
Interior Floo	12 HARDWOOD 100
Air Condition	03 CENTRAL 100
Heating Type	04 AIR DUCTED 100
Bedrooms	3 100
Bathrooms	2 100
Frame	03 MASONRY 100
Stories	1. 1. 100
Units	0 100
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			
0100	01	2,702	123.6480	117.47	317,404	2000	2000	0	0	0	17.25	82.75		
1 SINGLE FAM - 100% - 2017 Heated Area: 2154 HX Base Yr 2017														



Quality	06 Quality Level 06			
DOR CODE	0100 SINGLE FAMILY			
MAP NUM	MKT AREA 02			
NEIGHBORHOOD/LOC	2020.00			
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,911	100	1,911	185,761
FGR	658	55	362	35,189
FOP	360	30	108	10,498
FSP	189	40	76	7,388
SFB	304	80	243	23,621
STR	18	10	2	194
TOTALS	3,440		2,702	262,652

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	1127	BRICK 8"	0 100	24	2	48.00	SF	11.00	11.00	100	2000	2000	3	94	496	
2	0810	CONCRETE A	0 100	0	0	1,335.00	SF	6.50	6.50	100	2000	2000	3	79	6,855	
3	1243	WD DECK F	0 100	3	3	9.00	SF	8.00	8.00	100	2000	2000	3	20	14	
4	0801	ASPHALT A	0 100	570	10	5,700.00	SF	3.00	3.00	100	2004	2004	3	54	9,234	
5	0855	CONC PAVER	0 100	13	23	299.00	SF	7.00	7.00	100	2010	2010	3	91	1,905	
6	0811	CONCRETE B	0 100	0	0	1,530.00	SF	5.20	5.20	100	2017	2017	3	97	7,717	

LAND DESCRIPTION																								
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPTH FACT	% COND	TOT ADJ	UNIT PRICE	ADJ UNIT PRICE	LAND VALUE	OTHER ADJUSTMENTS AND NOTES	YEAR	DENSITY	DECL	FRZ	YR	CONSRV
1	000115	C	SFR ACRES	100	0006	RSF-2	0.00	0.00	1.73	AC		1.00	1.00	0.85	95,000.00	80,750.00	139,698							

NASSAU COUNTY PROPERTY			
VALUATION SUMMARY		PAGE 1 of 2	
VALUATION BY	STANDARD		
Tax Group: 8	Tax Dist:		
BUILDING MARKET VALUE	287,222		
TOTAL MARKET OB/XF VALUE	26,221		
TOTAL LAND VALUE - MARKET	139,698		
TOTAL MARKET VALUE	453,141		
SOH/AGL Deduction	100,068		
ASSESSED VALUE	353,073		
TOTAL EXEMPTION VALUE	50,000		
BASE TAXABLE VALUE	303,073		
TOTAL JUST VALUE	453,141		
NCON VALUE	0		
INCOME VALUE	0		
PREVIOUS YEAR MKT VALUE	442,966		

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B1633405	30 X 26 FGR	34,812	11/16/2016
M99-3979	H/AC	0	10/06/1999
B9906059	NEW CONSTR	96,945	05/01/1999

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1987/0037	6/05/2015	WD Q	Q	I	01	329,000
GRANTOR: STRUSS MACDONELL B JR						
GRANTEE: GRAY JAMES H & SONJ						
1699/0395	9/02/2010	WD U	U	I	11	210,000
GRANTOR: FEDERAL HOME LOAN MOR						
GRANTEE: STRUSS MACDONELL BA						

BUILDING NOTES

BUILDING DIMENSIONS
BAS=[YR=2000] W14 FSP=[YR=2000] W22 S4 E7 D3 R3 S5 E12 N12 \$ S12 W12 N5 U3 L3 W7 N24 W25 S20 FGR=[YR=2000] W6 S31 E22 N27 W6 N4 W10 \$ E10 S4 E6 S31 FOP=[YR=2000] S8 E20 STR=[YR=2000] S3E6N3W6\$ E25 N8 W45\$E45N35 \$ PTR= E15 SFB=[YR=2000] E6 N5 E10 N3 E6 S19 W16 N6 W6 N5 \$ W15 \$ .

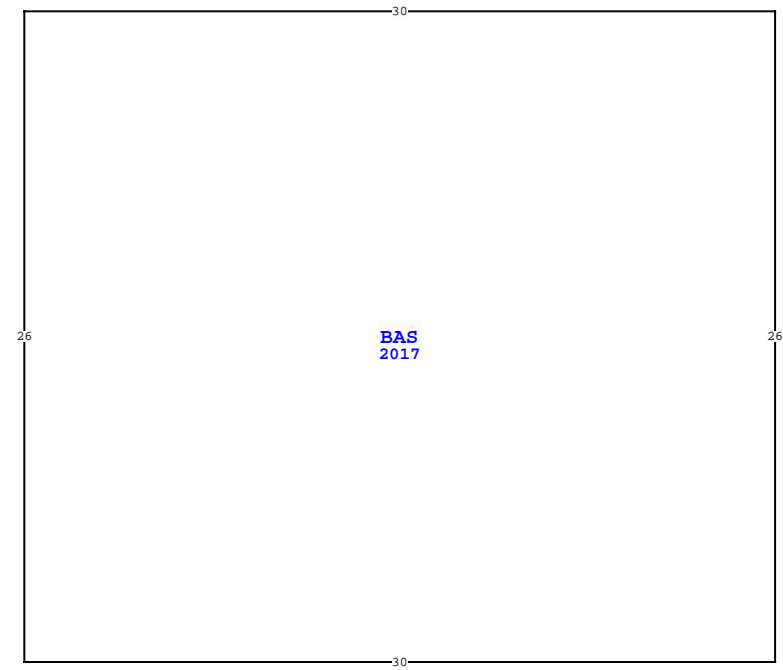
PT LOTS 1 & 2 IN OR 1987/37  
 (EX UTIL ESMT IN OR 720/620)  
 LANDS OF EMIL O FRIEND S/D IN

GRAY JAMES H & SONJA S  
 423 BONNIEVIEW RD  
 FERNANDINA BEACH, FL 32034

**2024**

00-00-30-034B-0002-0000  


BUILDING CHARACTERISTICS				
ELEMENT	CD	CONSTRUCTION		
Exterior Wall	10	ABOVE AVG 100		
Roof Structur	03	GABLE/HIP 100		
Roof Cover	03	COMP SHNGL 100		
Interior Wall	01	MINIMUM 100		
Interior Floor	03	CONC FINSH 100		
Air Condition	01	NONE 100		
Heating Type	01	NONE 100		
Bedrooms		0 100		
Bathrooms		0 100		
Frame	02	WOOD FRAME 100		
Stories	1.	1. 100		
Units		0 100		
<b>Quality</b>	05	Quality Level 05		
DOR CODE	0100	SINGLE FAMILY		
MAP NUM		MKT AREA 02		
NEIGHBORHOOD/LOC		2020.00		
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	780	100	780	24,570
<b>TOTALS</b>	780		780	24,570

MARKET ADJUSTMENTS											
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
6500	11	780	95.7440	33.51	26,138	2017	2017	0	0	6.00	94.00
2 GARAGE RES - 100% - 2017						Heated Area: 780			HX Base Yr 2017		
											

NASSAU COUNTY PROPERTY			PAGE 2 of 2	8
VALUATION SUMMARY				
VALUATION BY		STANDARD		
Tax Group: 8		Tax Dist:		
BUILDING MARKET VALUE				287,222
TOTAL MARKET OB/XF VALUE				26,221
TOTAL LAND VALUE - MARKET				139,698
TOTAL MARKET VALUE				453,141
SOH/AGL Deduction				100,068
ASSESSED VALUE				353,073
TOTAL EXEMPTION VALUE		HX HB		50,000
BASE TAXABLE VALUE				303,073
TOTAL JUST VALUE				453,141
NCON VALUE				0
INCOME VALUE				
PREVIOUS YEAR MKT VALUE				442,966

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA							
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE	
1987/0037	6/05/2015	WD Q	I		01	329,000	
GRANTOR: STRUSS MACDONELL B JR							
GRANTEE: GRAY JAMES H & SONJ							
1699/0395	9/02/2010	WD U	I	11		210,000	
GRANTOR: FEDERAL HOME LOAN MOR							
GRANTEE: STRUSS MACDONELL BA							

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

LAND DESCRIPTION			TOTAL OB/XF															0							
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPHT FACT	% COND	TOT ADJ	UNIT PRICE	ADJ UNIT PRICE	LAND VALUE	OTHER ADJUSTMENTS AND NOTES	YEAR	DENSITY	DECL	FRZ	YR	CONSRV	