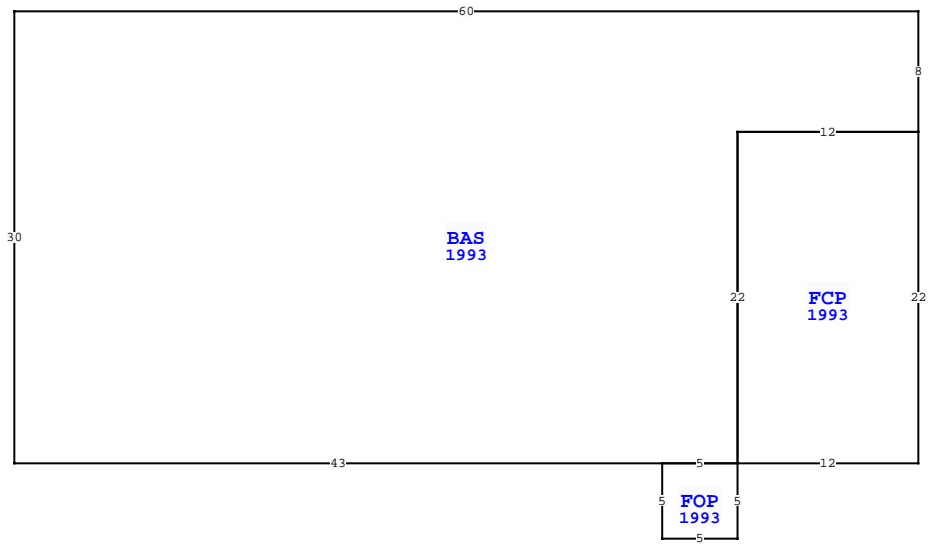


BUILDING CHARACTERISTICS		CONSTRUCTION	
ELEMENT	CD		
Exterior Wall	19	COMMON BRK	100
Roof Structur	03	GABLE/HIP	100
Roof Cover	03	COMP SHNGL	100
Interior Wall	05	DRYWALL	100
Interior Floor	14	CARPET	60
Interior Floor	11	CLAY TILE	40
Air Condition	03	CENTRAL	100
Heating Type	04	AIR DUCTED	100
Bedrooms		3	100
Bathrooms		2	100
Frame	02	WOOD FRAME	100
Stories		1.	1. 100
Units		0	100
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	2020.00		
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA
BAS	1,536	100	1,536
FCP	264	25	66
FOP	25	30	8
TOTALS	1,825		1,610

MARKET ADJUSTMENTS											
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
1	SINGLE FAM	- 100%	- 2017								
				Heated Area: 1536			HX Base Yr 2017				



NASSAU COUNTY PROPERTY			PAGE 1 of 1	8
VALUATION SUMMARY				
VALUATION BY				STANDARD
Tax Group: 8	Tax Dist:			
BUILDING MARKET VALUE				131,011
TOTAL MARKET OB/XF VALUE				13,212
TOTAL LAND VALUE - MARKET				105,000
TOTAL MARKET VALUE				249,223
SOH/AGL Deduction				80,505
ASSESSED VALUE				168,718
TOTAL EXEMPTION VALUE	HX HB			50,000
BASE TAXABLE VALUE				118,718
TOTAL JUST VALUE				249,223
NCON VALUE				0
INCOME VALUE				
PREVIOUS YEAR MKT VALUE				244,139

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B1632694	20X20FGR	17,852	07/01/2016
7341	REPAIR/RRF	2,600	06/24/1991

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2037/0556	3/31/2016	WD Q	Q	I	01	160,000
GRANTOR: TAYLOR STEVE A & LYND						
GRANTEE: LEE NORA C						
1860/0194	5/24/2013	WD Q	Q	I	02	130,000
GRANTOR: JOHNSON MARVIN & JOEL						
GRANTEE: TAYLOR STEVE A & LY						

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	0510	GARAGE WD-	0	100	20	20			35.00	100	2016	2016	3	81	11,340	
2	0811	CONCRETE B	0	100	0	0			5.20	100	1990	1990	3	59.5	1,872	

304 BONNIEVIEW RD, FERNANDINA BEACH

BUILDING NOTES									

BUILDING DIMENSIONS
BAS=[YR=1993] W60 S30 E43 FOP=[YR=1993] S5 E5 N5
FCP=[YR=1993] E12 N22 W12 S22 \$ W5 \$ E5 N22 E12 N8 \$.

LAND DESCRIPTION										TOTAL OB/XF														
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	2105.00	201.00	105.00	FF		1.00	1.00	1.00	1,000.00	1,000.00	105,000							