

LOT 6 & 1/8 INT IN TRACT B
IN OR 1072/1227-1230
MAGNOLIA POINT PB 5/344

FIRST FEDERAL BANK OF FLORIDA
ATTN: DAVID BREWER EVP CFO, PO BOX 2029
LAKE CITY, FL 32056-2029

2024

00-00-30-037M-0006-0000

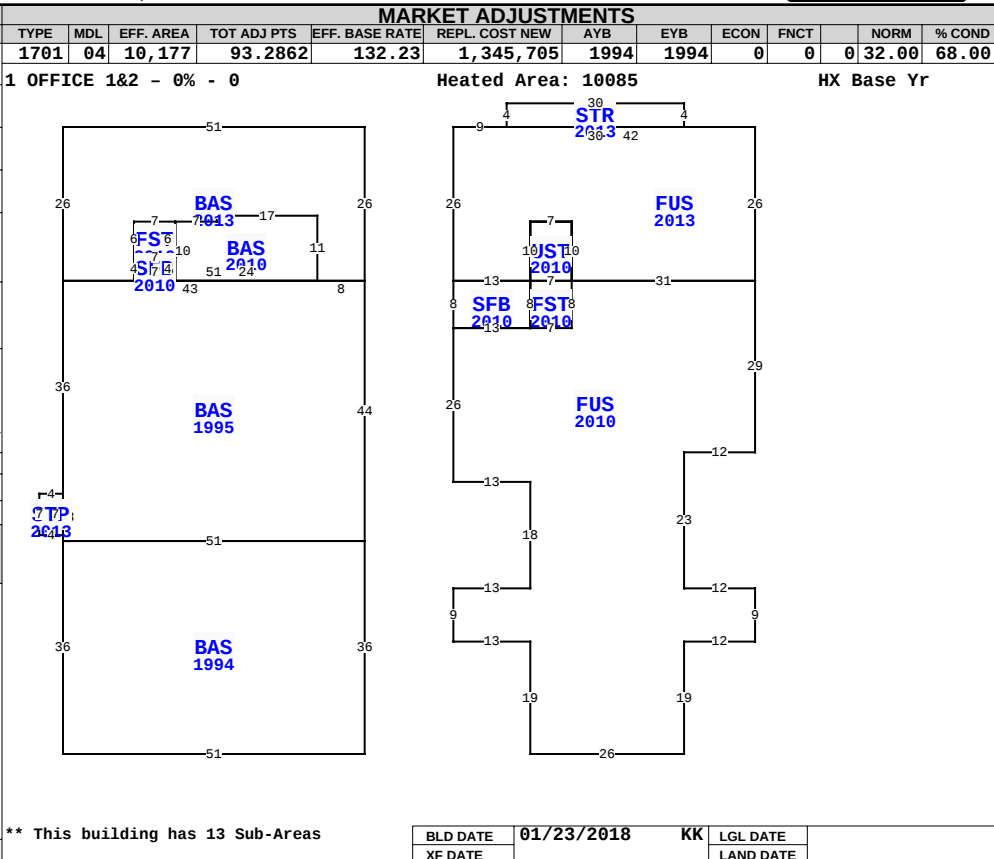


BUILDING CHARACTERISTICS	
ELEMENT	CD CONSTRUCTION
Exterior Wall	17 CB STUCCO 60
Exterior Wall	05 AVERAGE 40
Roof Structur	04 WOOD TRUSS 100
Roof Cover	03 COMP SHNGL 100
Interior Wall	05 DRYWALL 100
Interior Floo	14 CARPET 60
Interior Floo	11 CLAY TILE 40
Ceiling	01 FIN.SUSPD 100
Air Condition	03 CENTRAL 100
Heating Type	04 AIR DUCTED 100
Fixtures	18 100
Frame	03 MASONRY 100
Story Height	10 100
RMS	27 100
Stories	1. 1. 100
Units	0 100
Occupancy	00 OWNER OCC 100
Quality	03 Quality Level 03
DOR CODE	1700 OFFICE BUILDINGS
MAP NUM	MKT AREA 02

NEIGHBORHOOD/LOC		2002.00		
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1, 836	100	1, 836	165, 086
BAS	2, 244	100	2, 244	201, 772
BAS	257	100	257	23, 108
BAS	1, 326	100	1, 326	119, 229
FST	42	50	21	1, 888
FST	56	50	28	2, 517
FUS	3, 061	100	3, 061	275, 234
FUS	1, 256	100	1, 256	112, 935
SFB	28	80	22	1, 978
SFB	104	80	83	7, 463
TOTALS	10, 428		10, 177	915, 079

EXTRA FEATURES							
L N	OB/XF CODE	DESCRIPTION	BLD	CAP	L	W	
1	0812	CONCRETE C	0	0	0	0	
2	0400	CONC CURB	0	0	0	0	
3	0097	AWNING CN	0	0	0	0	
4	0410	ELEVATOR	0	0	0	0	
5	1242	WD DECK A	0	0	35	4	
6	0978	SECURTY LT	0	0	0	0	
7	0978	SECURTY LT	0	0	0	0	
8	0811	CONCRETE B	0	0	0	0	
9	4950	BOLLARD	0	0	0	0	
10	0400	CONC CURB	0	0	0	0	

LAND DESCRIPTION					
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D
1	001800	C	MULTISTORY	0	000



TOTAL OB/XF	
52,944	

NASSAU COUNTY PROPERTY	
PAGE 1 of 2	
VALUATION SUMMARY	
VALUATION BY	STANDARD
Tax Group: 8	Tax Dist:
BUILDING MARKET VALUE	915,079
TOTAL MARKET OB/XF VALUE	56,659
TOTAL LAND VALUE - MARKET	263,030
TOTAL MARKET VALUE	1,234,768
SOH/AGL Deduction	140,888
ASSESSED VALUE	1,093,880
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	1,093,880
TOTAL JUST VALUE	1,234,768
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	1,264,680

PERMIT NUM	DESCRIPTION	AMT	ISSUED
E1326237	NEW CONSTR	0	06/01/2013
M1318399	H/AC	0	06/01/2013
C23943	C0 ISSUED	0	03/22/2011
M15765	H/AC	0	11/01/2010
B21166	XFOB	10,000	03/01/2008
506	NEW CONSTR	179,152	09/01/1993

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1072/1229	8/02/2002	PR	U	I	06	262,500
GRANTOR:WILLIAMS QUINNIE R SR						
GRANTEE:FIRST NATIONAL BANK						
1072/1227	8/02/2002	WD	U	I	06	262,500
GRANTOR:LAYLAND MICHAEL A						
GRANTEE:FIRST NATIONAL BANK						

BUILDING NOTES	
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BUILDING DIMENSIONS	
BAS=[YR=2013] W51 S26 BAS=[YR=1995] S36 STP=[YR=2013] W4 S7 E4 N7\$ S8 BAS=[YR=1994] S36 E51 N36 W51\$ E51 N44 W8 BAS=[YR=2010] N11 W17 S1 W7 FST=[YR=2010] W7 S6 SFB=[YR=2010] S4 E7 N4 W7\$ E7 N6\$ S10 E24\$ W43\$ E51 N26\$ PTR= E15 FUS=[YR=2013] E9 STR=[YR=2013] N4 E30 S4 W30\$ E42 S26 FUS=[YR=2010] S29 W12 S23 E12 S9 W12 S19 W26 N19 W13 N9 E13 N18 W13 N26 SFB=[YR=2010] N8 E13 S8 W13\$ E13 FST=[YR=2010] E7 N8 W7 S8\$ N8UST=[YR=2010] E7 N10 W7 S10\$ N10 E7 S10 E31\$ W31 N10 W7 S10 W13 N26\$ W15\$.	

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BUILDING CHARACTERISTICS										MARKET ADJUSTMENTS										NASSAU COUNTY PROPERTY																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																									
ELEMENT		CD		CONSTRUCTION		TYPE		MDL		EFF. AREA		TOT ADJ PTS		EFF. BASE RATE		REPL. COST NEW		AYB		EYB		ECON		FNCT		NORM		% COND		VALUATION SUMMARY																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																															