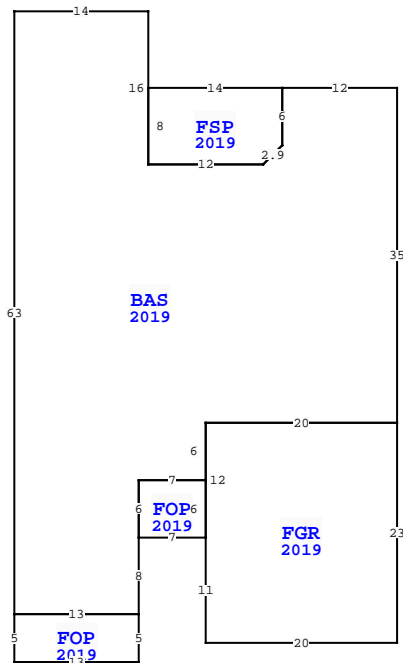


BUILDING CHARACTERISTICS		CONSTRUCTION	
ELEMENT	CD		
Exterior Wall	10	ABOVE AVG	100
Roof Structur	03	GABLE/HIP	100
Roof Cover	03	COMP SHNGL	100
Interior Wall	05	DRYWALL	100
Interior Floor	11	CLAY TILE	70
Interior Floor	14	CARPET	30
Air Condition	03	CENTRAL	100
Heating Type	04	AIR DUCTED	100
Bedrooms		3	100
Bathrooms		2	100
Frame	02	WOOD FRAME	100
Stories	1.	1.	100
Units		0	100
Occupancy	00	NONE	100
Quality	04	Quality Level	04
DOR CODE	0100	SINGLE FAMILY	
MAP NUM		MKT AREA	01
NEIGHBORHOOD/LOC	2039.00		
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA
BAS	1,704	100	1,704
FGR	460	55	253
FOP	42	30	13
FOP	65	30	20
FSP	110	40	44
TOTALS	2,381		2,034
			304,350

MARKET ADJUSTMENTS											
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
0900	01	2,034	121.5249	151.91	308,985	2019	2019	0	0	1.50	98.50
1 SNGL FAM - 0% - 0 Heated Area: 1704 HX Base Yr											



NASSAU COUNTY PROPERTY		PAGE 1 of 1	2
VALUATION SUMMARY			
VALUATION BY		STANDARD	
Tax Group: 2		Tax Dist:	
BUILDING MARKET VALUE			304,350
TOTAL MARKET OB/XF VALUE			4,389
TOTAL LAND VALUE - MARKET			120,000
TOTAL MARKET VALUE			428,739
SOH/AGL Deduction			85,779
ASSESSED VALUE			342,960
TOTAL EXEMPTION VALUE			0
BASE TAXABLE VALUE			342,960
TOTAL JUST VALUE			428,739
NCON VALUE			0
INCOME VALUE			
PREVIOUS YEAR MKT VALUE			355,026

PERMIT NUM	DESCRIPTION	AMT	ISSUED
20190047	NEW CONSTR	0	03/08/2019

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2525/1146	12/23/2021	QC	U	I	11	100
GRANTOR: THE ASPIRE AT AMELIA						
GRANTEE: PR AMELIA ISLAND PR						
2525/1141	12/23/2021	SW	Q	I	05	58,457,800
GRANTOR: THE ASPIRE AT AMELIA						
GRANTEE: PR AMELIA ISLAND PR						

EXTRA FEATURES															764 LAKESIDE LN, FERNANDINA BEACH	
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	0855	CONC PAVER	0	0	0	126.00	SF	10.00	10.00	100	2019	2019	3	98	1,235	
2	0811	CONCRETE B	0	0	0	544.00	SF	5.20	5.20	100	2019	2019	3	98	2,772	
3	0810	CONCRETE A	0	0	20	60.00	SF	6.50	6.50	100	2019	2019	3	98	382	
TOTALS															4,389	

BLD DATE		LGL DATE	
XF DATE	INC DATE	LAND DATE	AG DATE
		06/10/2024	MLU

BUILDING NOTES	
BAS=[YR=2019] W12 FSP=[YR=2019] W14 S8 E12 U2 R2 N6\$ S6 D2 L2 W12 N16 W14 S63 FOP=[YR=2019] S5 E13 N5 W13\$ E13 N8 FOP=[YR=2019] E7 FGR=[YR=2019] S11 E20 N23 W20 S12\$ N6 W7 S6\$ N6 E7 N6 E20 N35\$.	

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	0		RLM	0.00	0.00	1.00	LT		1.00	1.00	1.00	120,000.00	120,000.00	120,000							