



BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	20	FACE BRICK 70
Exterior Wall	05	AVERAGE 30
Roof Structure	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floor	12	HARDWOOD 70
Interior Floor	08	SHT VINYL 30
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2.5 100
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
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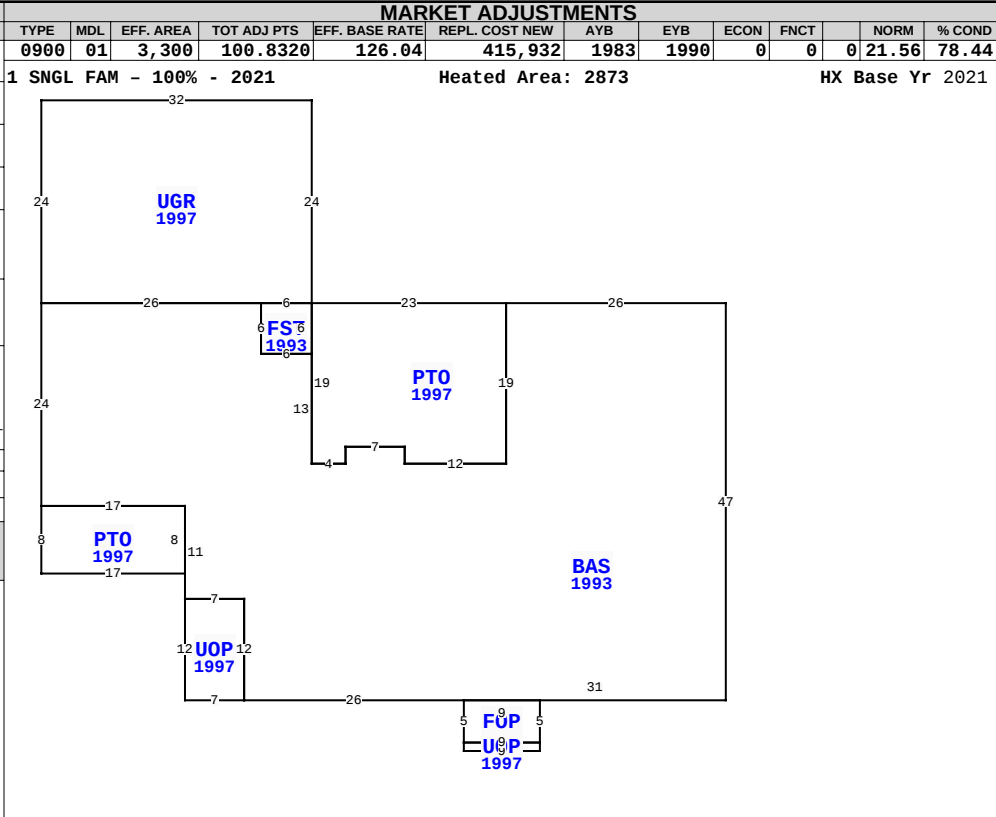
NEIGHBORHOOD/LOC	2021.00
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AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	2,873	100	2,873	284,041
FOP	45	30	14	1,384
FST	36	55	20	1,977
PTO	136	5	7	692
PTO	423	5	21	2,076
UGR	768	45	346	34,208
UOP	9	20	2	198
UOP	84	20	17	1,681

TOTALS	4,374		3,300	326,257
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EXTRA FEATURES											
L N	OB/XF CODE	DESCRIPTION	BLD CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE	ORIG COND	YEAR ON
1	0500	FP-PRE FAB	0 100	0	0	1.00	UT	3,500.00	3,500.00	100	1983
2	0940	SHEDS/PORT	0 100	17	13	221.00	SF	30.00	30.00	100	1984
3	0810	CONCRETE A	0 100	0	0	110.00	SF	6.50	6.50	100	1983

LAND DESCRIPTION											
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T
1	000115	C	SFR ACRES	100		OR	0.00	0.00	2.71	AC	



1521 FERNANDINA RD, FERNANDINA BEACH	BLD DATE	LGL DATE	03/14/2024	MLU
	XF DATE	LAND DATE		
	INC DATE	AG DATE		

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	1983	1983	3	54	1,890	
2	0940	SHEDS/PORT	0 100	17	13	221.00	SF	30.00	30.00	100	1984	1984	3	20	1,326	
3	0810	CONCRETE A	0 100	0	0	110.00	SF	6.50	6.50	100	1983	1983	3	41	293	

LAND DESCRIPTION											
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T
1	000115	C	SFR ACRES	100		OR	0.00	0.00	2.71	AC	

NASSAU COUNTY PROPERTY			
PAGE 1 of 1			
VALUATION SUMMARY			
VALUATION BY	STANDARD		
Tax Group: 8	Tax Dist:		
BUILDING MARKET VALUE	326,257		
TOTAL MARKET OB/XF VALUE	3,509		
TOTAL LAND VALUE - MARKET	569,100		
TOTAL MARKET VALUE	898,866		
SOH/AGL Deduction	489,323		
ASSESSED VALUE	409,543		
TOTAL EXEMPTION VALUE	55,000		
BASE TAXABLE VALUE	354,543		
TOTAL JUST VALUE	898,866		
NCON VALUE	0		
INCOME VALUE			
PREVIOUS YEAR MKT VALUE	789,618		

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B9703965	GARAGE	12,121	05/01/1997

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2368/1474	5/20/2020	SW	U	I	12	410,000
GRANTOR: MTGLQ INVESTORS LP						
GRANTEE: DEWOLF CHARLES A &						
2326/1292	12/19/2019	CT	U	I	18	100
GRANTOR: CLERK OF COURT						
GRANTEE: MTGLQ INVESTORS LP						

BUILDING NOTES											
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BUILDING DIMENSIONS											
BAS=[YR=1993] W26 PTO=[YR=1997] W23 UGR=[YR=1997] N24 W32 S24 E26 FST=[YR=1993] S6 E6 N6 W6 \$ E6 \$ S19 E4 N2 E7 S2 E12 N19 \$ S19 W12 N2 W7 S2 W4 N13 W6 N6 W26 S24 PTO=[YR=1997] S8 E17 N8 W17 \$ E17 S11 UOP=[YR=1997] S12 E7 N12 W7\$ E7 S12 E26 FOP=[YR=1993] S5 UOP=[YR=1997] S1 E9 N1 W9 \$ E9 N5 W9\$ E31 N47 \$.											