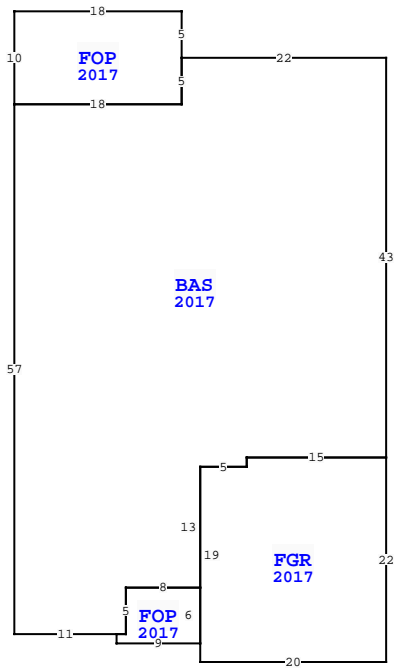


BUILDING CHARACTERISTICS		CONSTRUCTION	
ELEMENT	CD		
Exterior Wall	10	ABOVE AVG	100
Roof Structur	08	IRREGULAR	100
Roof Cover	03	COMP SHNGL	90
Roof Cover	12	MODULAR MT	10
Interior Wall	05	DRYWALL	100
Interior Floo	11	CLAY TILE	70
Interior Floo	14	CARPET	30
Air Condition	03	CENTRAL	100
Heating Type	04	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	06	Quality Level	06
DOR CODE	0100	SINGLE FAMILY	
MAP NUM		MKT AREA	01
NEIGHBORHOOD/LOC	2121.00		
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA
BAS	1,975	100	1,975
FGR	435	55	239
FOP	49	30	15
FOP	180	30	54
TOTALS	2,639		2,283
			373,777

MARKET ADJUSTMENTS											
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
0900	01	2,283	134.3384	167.92	383,361	2017	2017	0	0	2.50	97.50
1 SNGL FAM - 100% - 2021										Heated Area: 1975	HX Base Yr 2021



NASSAU COUNTY PROPERTY			PAGE 1 of 1
VALUATION SUMMARY			2
VALUATION BY			STANDARD
Tax Group: 2		Tax Dist:	
BUILDING MARKET VALUE			373,777
TOTAL MARKET OB/XF VALUE			6,564
TOTAL LAND VALUE - MARKET			150,000
TOTAL MARKET VALUE			530,341
SOH/AGL Deduction			345,799
ASSESSED VALUE			184,542
TOTAL EXEMPTION VALUE	HX HB		50,000
BASE TAXABLE VALUE			134,542
TOTAL JUST VALUE			530,341
NCON VALUE			0
INCOME VALUE			
PREVIOUS YEAR MKT VALUE			478,487

PERMIT NUM	DESCRIPTION	AMT	ISSUED
20162148	CO ISSUED	0	03/17/2017
20162148	NEW CONSTR	247,211	08/08/2016

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q / V / I	RSN CD	SALE PRICE	
2387/1438	8/27/2020	WD Q	Q I	01	426,000	
GRANTOR: WOOD DONALD E & LISA						
GRANTEE: HANSEN VIVIAN REVOC						
2267/1130	4/03/2019	QC U	I	11	139,700	
GRANTOR: WOOD DONALD E						
GRANTEE: WOOD DONALD E & LIS						

EXTRA FEATURES															2745 N SEA GRAPE DR, FERNANDINA BEACH		BLD DATE	LGL DATE	MLU
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	XF DATE	AG DATE	
1	0504	FP-ELECTRI	0	100	0	1.00	UT	2,000.00	2,000.00	100	2017	2017	3	98	1,960				
2	0855	CONC PAVER	0	100	0	633.00	SF	7.00	7.00	100	2017	2017	3	97	4,298				
3	0855	CONC PAVER	0	100	0	45.00	SF	7.00	7.00	100	2017	2017	3	97	306				
TOTALS															TOTAL OB/XF		6,564		

BUILDING NOTES									

BUILDING DIMENSIONS									
BAS=[YR=2017] W22 FOP=[YR=2017] N5 W18 S10 E18 N5\$ S5 W18 S57 E11 FOP=[YR=2017] S1 E9 FGR=[YR=2017] S2 E20 N22 W15 S1 W5 S19\$ N6 W8 S5 W1 \$ E1 N5 E8 N13 E5 N1 E15 N43 \$ .									

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		RLM	0.00	0.00	1.00	LT		1.00	1.00	1.00	150,000.00	150,000.00	150,000							