



BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	10	ABOVE AVG 100
Roof Structur	08	IRREGULAR 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	12	HARDWOOD 100
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms	3	100
Bathrooms	2.5	100
Frame	02	WOOD FRAME 100
Stories	2.	100
Units	0	100
BUD8 Adjustme	05	DIST 1A 100
Occupancy	00	NONE 100

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Quality	04	Quality Level 04
DOR CODE	0100	SINGLE FAMILY

MAP NUM		MKT AREA	03
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NEIGHBORHOOD/LOC	3027.00
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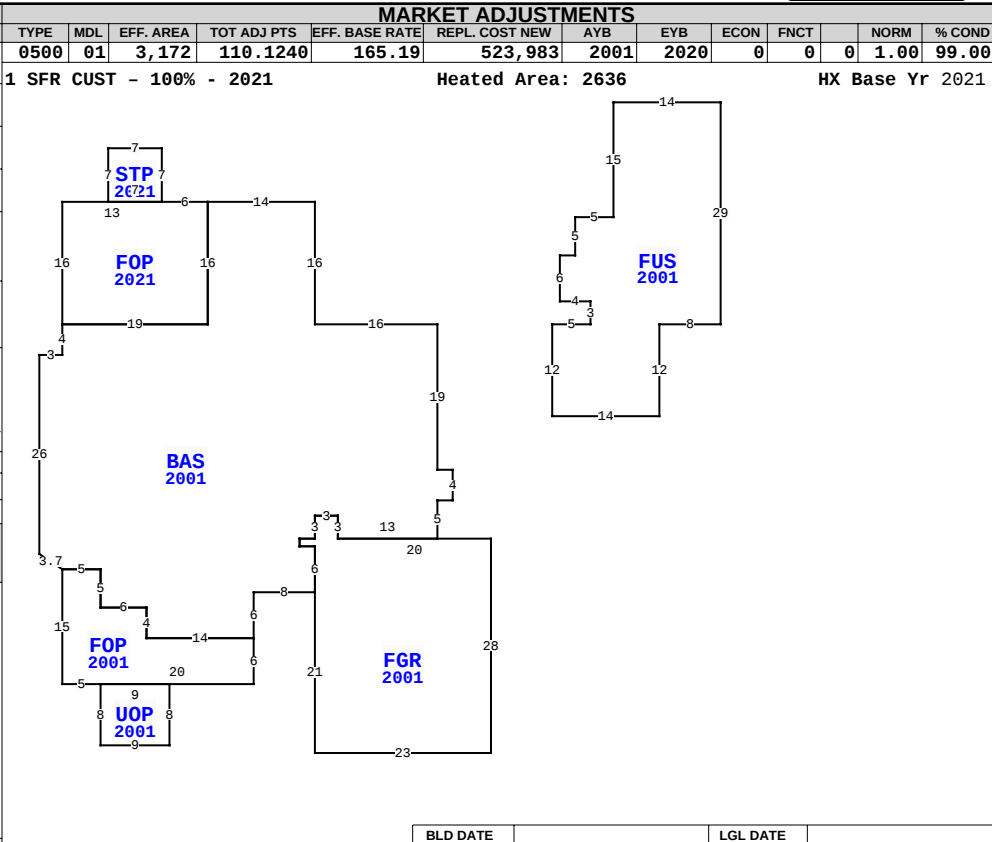
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,986	100	1,986	324,786
FGR	655	55	360	58,873
FOP	219	30	66	10,794
FOP	304	30	91	14,882
FUS	650	100	650	106,300
STP	49	10	5	818
UOP	72	20	14	2,290
TOTALS	3,935		3,172	518,743

EXTRA FEATURES		
L N	OB/XF CODE	DESCRIPTION

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	100	2021	2021	3	99	3,465	
2	0812	CONCRETE C	0	100	0	0	2,681.00	SF	4.00	100	2001	2001	3	80	8,579	
3	0811	CONCRETE B	0	100	0	0	511.00	SF	5.20	100	2001	2001	3	80	2,126	
4	0858	SCULP CONC	0	100	0	0	453.00	SF	13.00	100	2001	2001	3	94	5,536	
5	0861	POOL GUNIT	0	100	0	0	540.00	SF	85.00	100	2021	2021	3	95	43,605	
6	0855	CONC PAVER	0	100	0	0	580.00	SF	10.00	100	2021	2021	3	99	5,742	
7	0825	BRICK	0	100	0	0	888.00	SF	12.50	100	2021	2021	3	100	11,100	
8	0462	ST/AL FNC	0	100	0	0	2,112.00	SF	10.00	100	2021	2021	3	95	20,064	

LAND DESCRIPTION		
L N	USE CODE	CLS

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-2	0.00	0.00	1.00	LT		1.00	1.00	1.30	325,000.00	422,500.00	422,500							



1350 OLD BLUFF RD, FERNANDINA BEACH	BLD DATE	LGL DATE	04/11/2024	MLU
	XF DATE	LAND DATE		
	INC DATE	AG DATE		

TOTAL OB/XF																100,217
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MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
0500	01	3,172	110.1240	165.19	523,983	2001	2020	0	0	1.00	99.00

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VALUATION BY		STANDARD
Tax Group: 8	Tax Dist:	
BUILDING MARKET VALUE		556,313
TOTAL MARKET OB/XF VALUE		100,217
TOTAL LAND VALUE - MARKET		422,500
TOTAL MARKET VALUE		1,079,030
SOH/AGL Deduction		604,266
ASSESSED VALUE		474,764
TOTAL EXEMPTION VALUE	HX HB	50,000
BASE TAXABLE VALUE		424,764
TOTAL JUST VALUE		1,079,030
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		1,025,700

PERMIT NUM	DESCRIPTION	AMT	ISSUED
20207926	SWIM POOL	0	12/01/2020
20001960	REMODEL	150,000	03/03/2020

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2341/1740	2/25/2020	SW	U	I	12	400,000
GRANTOR: BANK OF AMERICA NA						
GRANTEE: BUNK BRYAN & AMY BE						
2327/1107	12/26/2019	CT	U	I	18	305,600
GRANTOR: CLERK OF COURT						
GRANTEE: BANK OF AMERICA NA						

BUILDING NOTES

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BUILDING DIMENSIONS

BAS=[YR=2001] W16 N16 W14 FOP=[YR=2021] W6 STP=[YR=2021] N7 W7 S7 E7\$ W13S16 E19 N16 \$ S16 W19 S4 W3 S26 R3 D2 FOP=[YR=2001] S15 E5 UOP=[YR=2001] S8 E9 N8 W9 \$ E20 N6 W14 N4 W6 N5 W5 \$ E5 S5E6 S4 E14 N6 E8 FGR=[YR=2001] S21 E23 N28W20 N3 W3 S3 W2 S1 E2 S6 \$ N6 W2 N1 E2 N3 E3 S3 E13 N5 E2 N4W2 N19 \$ PTR= E15 FUS=[YR=2001] E5 N3 W4 N6 E2 N5 E5 N15 E14 S29 W8 S12 W14 N12 \$ W15 \$.

BUNK BRYAN &/BECKHAM-BUNK AMY
PO BOX 16445
FERNANDINA BEACH, FL 32035

2024

[illegible]