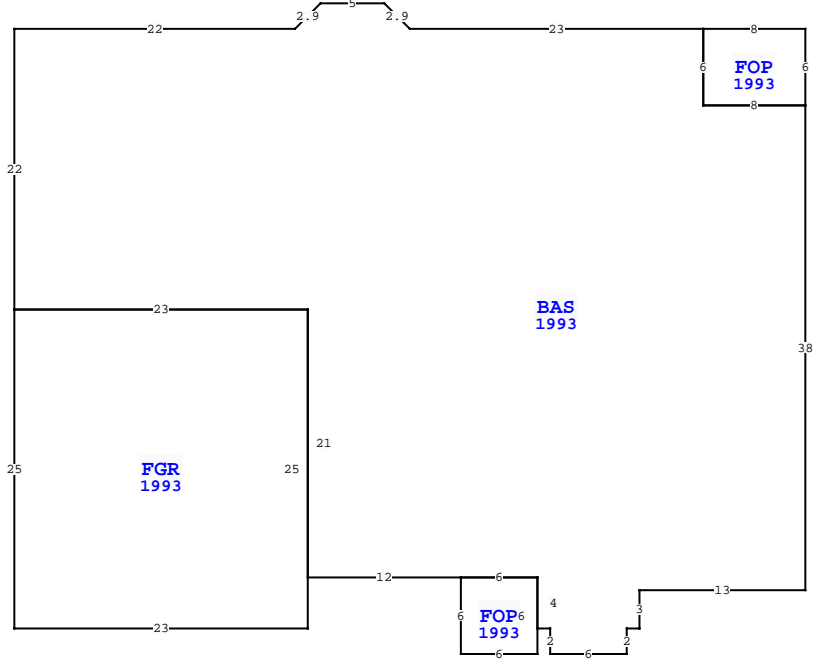


BUILDING CHARACTERISTICS		CONSTRUCTION	
ELEMENT	CD		
Exterior Wall	20	FACE BRICK	100
Roof Structur	08	IRREGULAR	100
Roof Cover	03	COMP SHNGL	100
Interior Wall	05	DRYWALL	100
Interior Floo	13	LVT/LAMMT	100
Air Condition	03	CENTRAL	100
Heating Type	04	AIR DUCTED	100
Bedrooms		3	100
Bathrooms		2.5	100
Frame	02	WOOD FRAME	100
Stories	1.	1.	100
Units		0	100
Occupancy	00	NONE	100
Quality	05	Quality Level	05
DOR CODE	0100	SINGLE FAMILY	
MAP NUM		MKT AREA	03
NEIGHBORHOOD/LOC	3033.00		
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA
BAS	2,206	100	2,206
FGR	575	55	316
FOP	36	30	11
FOP	48	30	14
TOTALS	2,865		2,547

MARKET ADJUSTMENTS											
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
0500	01	2,547	119.3280	178.99	455,888	1989	1989	0	0	24.70	75.30
1 SFR CUST - 100% - 2020 Heated Area: 2206 HX Base Yr 2020											



NASSAU COUNTY PROPERTY			
VALUATION SUMMARY			PAGE 1 of 1
VALUATION BY			STANDARD
Tax Group: 8	Tax Dist:		
BUILDING MARKET VALUE			343,284
TOTAL MARKET OB/XF VALUE			6,468
TOTAL LAND VALUE - MARKET			125,000
TOTAL MARKET VALUE			474,752
SOH/AGL Deduction			115,530
ASSESSED VALUE			359,222
TOTAL EXEMPTION VALUE	HX HB		50,000
BASE TAXABLE VALUE			309,222
TOTAL JUST VALUE			474,752
NCON VALUE			0
INCOME VALUE			
PREVIOUS YEAR MKT VALUE			460,221

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B1801157	REMODEL	50,000	02/02/2018
5261	NEW CONSTR	91,509	10/25/1988

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2062/0529	7/29/2016	WD Q	Q	I	05	389,000
GRANTOR: MARTIN-DAVIS BARBARA						
GRANTEE: MACDOUGALL KENNETH						
1913/0003	4/17/2014	WD U	I	11		100
GRANTOR: BATSON CAROL J						
GRANTEE: MARTIN-DAVIS BARBAR						

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	1.00	UT	3,500.00	3,500.00	100	1989
2	0812	CONCRETE C	0	100	0	1,694.00	SF	4.00	4.00	100	1989
3	0810	CONCRETE A	0	100	8	80.00	SF	6.50	6.50	100	1989

TOTAL OB/XF											
6,468											
1794 ARBOR DR, FERNANDINA BEACH											
BLD DATE			LGL DATE			LGL DATE			AG DATE		
XF DATE			LAND DATE			LAND DATE			AG DATE		
INC DATE			AG DATE			AG DATE			AG DATE		

BUILDING NOTES											

BUILDING DIMENSIONS											
FOP=[YR=1993] W8 BAS=[YR=1993] W23 U2 L2 W5 D2 L2 W22 S22											
FGR=[YR=1993] S25 E23 N25W23 \$ E23 S21 E12 FOP=[YR=1993] S6											
E6 N6 W6 \$ E6 S4 E1 S2 E6 N2 E1 N3 E13 N38 W8 N6 \$ S6 E8 N6\$											

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	000100	C	SFR	100		RG-1	0.00	0.00	1.00	LT	1.00