



BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	10	ABOVE AVG 100
Roof Structur	04	WOOD TRUSS 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	13	LVT/LAMMT 80
Interior Floo	14	CARPET 20
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.	2. 100
Units		0 100
Occupancy	00	NONE 100

Quality	03	Quality Level 03
DOR CODE	0100	SINGLE FAMILY

MAP NUM		MKT AREA	01
NEIGHBORHOOD/LOC	1031.00		

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,511	100	1,511	302,865
FGR	580	55	319	63,940
FOP	224	30	67	13,429
FOP	363	30	109	21,848
FUS	800	100	800	160,352

TOTALS	3,478		2,806	562,435
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EXTRA FEATURES											
L N	OB/XF CODE	DESCRIPTION	BLD	CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE	NOTES
1	0810	CONCRETE A	0	100	0	0	48.00	SF	6.50	6.50	
2	0810	CONCRETE A	0	100	0	0	230.00	SF	6.50	6.50	
3	0855	CONC PAVER	0	100	0	0	360.00	SF	10.00	10.00	
4	0476	VF 6 SBPL	0	100	0	0	12.00	LF	32.00	32.00	
5	0470	VNYL GATE	0	100	0	0	1.00	UT	300.00	300.00	

LAND DESCRIPTION											
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	CONSRV
1	000100	C	SFR	100		R-2	0.00	0.00	70.00	FF	

MARKET ADJUSTMENTS											
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
0500	11	2,806	133.6243	200.44	562,435	2022	2022	0	0	0.00	100.00
1 SFR CUST - 100% - 2023											
Heated Area: 2311											
HX Base Yr 2023											

1865 HOMETOWN DR, FERNANDINA BEACH	BLD DATE	LGL DATE	03/21/2024	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	0810	CONCRETE A	0	100	0	0	48.00	SF	6.50	6.50	100	2022	2022	3	100	312	
2	0810	CONCRETE A	0	100	0	0	230.00	SF	6.50	6.50	100	2022	2022	3	100	1,495	
3	0855	CONC PAVER	0	100	0	0	360.00	SF	10.00	10.00	100	2022	2022	3	100	3,600	
4	0476	VF 6 SBPL	0	100	0	0	12.00	LF	32.00	32.00	100	2022	2022	3	99	380	
5	0470	VNYL GATE	0	100	0	0	1.00	UT	300.00	300.00	100	2022	2022	3	99	297	

TOTAL OB/XF											
6,084											

NASSAU COUNTY PROPERTY			
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VALUATION SUMMARY			
VALUATION BY		STANDARD	
Tax Group: 2		Tax Dist:	
BUILDING MARKET VALUE		562,435	
TOTAL MARKET OB/XF VALUE		6,084	
TOTAL LAND VALUE - MARKET		280,000	
TOTAL MARKET VALUE		848,519	
SOH/AGL Deduction		149,267	
ASSESSED VALUE		699,252	
TOTAL EXEMPTION VALUE		50,000	
BASE TAXABLE VALUE		649,252	
TOTAL JUST VALUE		848,519	
NCON VALUE		0	
INCOME VALUE			
PREVIOUS YEAR MKT VALUE		678,885	

PERMIT NUM	DESCRIPTION	AMT	ISSUED
20200927	NEW CONSTR	0	03/05/2021

SALES DATA							
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE	
2575/1905	6/30/2022	WD	Q	I	01	884,000	
GRANTOR: TARINI MARY JO RESTAT							
GRANTEE: BARRONTON SCOTT ALA							
2377/0762	7/17/2020	WD	Q	V	01	192,000	
GRANTOR: CRAWFORD RICHARD							
GRANTEE: TARINI MARY JO REST							

BUILDING NOTES											
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BUILDING DIMENSIONS											
FGR=[YR=2022] W29 S20 E2 FOP=[YR=2022] S22 W5 S9											
BAS=[YR=2022] S31 E2 FOP=[YR=2022] S8 E28 N8 W28\$ E30 N62											
W21 S9 E6 S22 W17\$ E17 N22 W6 N9 W6\$ E27 N20\$ PTR=E15											
FUS=[YR=2022] E32 S25 W32 N25\$ W15\$.											