



BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	10	ABOVE AVG 100
Roof Structure	08	IRREGULAR 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floor	14	CARPET 50
Interior Floor	15	HARDTILE 50
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms	4	100
Bathrooms	3	100
Frame	02	WOOD FRAME 100
Stories	1.5	1.5 100
Units	0	100
Occupancy	00	NONE 100

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Quality	03	Quality Level 03
DOR CODE	0100	SINGLE FAMILY

MAP NUM		MKT AREA	01
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NEIGHBORHOOD/LOC	1031.00
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AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	2,228	100	2,228	431,975
FGR	574	55	316	61,268
FOP	25	30	8	1,551
FOP	204	30	61	11,827
FOP	332	30	100	19,388
FUS	599	100	599	116,137
SFB	156	80	125	24,236

TOTALS	4,118		3,437	666,381
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EXTRA FEATURES									
L N	OB/XF CODE	DESCRIPTION	BLD	CAP	L	W	UNITS	UT	Adj R
1	0500	FP-PRE FAB	0	100	0	0	1.00	UT	3,500.00
2	1100	VAC SYSTEM	0	100	0	0	1.00	UT	1,200.00
3	0825	BRICK	0	100	21	6	126.00	SF	12.50
4	0810	CONCRETE A	0	100	12	16	192.00	SF	6.50
5	0810	CONCRETE A	0	100	29	3	87.00	SF	6.50
6	0810	CONCRETE A	0	100	25	3	75.00	SF	6.50

LAND DESCRIPTION									
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS
1	000100	C	SFR	100		R-2	0.00	0.00	60.00

REVIEW DATE	05/12/2019	BY	KBA
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TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0500	11	3,437	142.0368	213.06	732,287	2004	2004	0	0	0	9.00	91.00
1 SFR CUST - 100% - 2018												
Heated Area: 2952												
HX Base Yr 2018												

1797 SCHOOL ST, FERNANDINA BEACH	BLD DATE		LGL DATE	03/21/2024
	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	2004	2004	3	88	3,080	
2	1100	VAC SYSTEM	0	100	0	0	1.00	UT	1,200.00	1,200.00	100	2004	2004	3	22	264	
3	0825	BRICK	0	100	21	6	126.00	SF	12.50	12.50	100	2004	2004	3	96	1,512	
4	0810	CONCRETE A	0	100	12	16	192.00	SF	6.50	6.50	100	2004	2004	3	84	1,048	
5	0810	CONCRETE A	0	100	29	3	87.00	SF	6.50	6.50	100	2004	2004	3	84	475	
6	0810	CONCRETE A	0	100	25	3	75.00	SF	6.50	6.50	100	2004	2004	3	84	410	

TOTAL OB/XF															6,789		
LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPH FACT	% COND	TOT ADJ	UNIT PRICE	ADJ UNIT PRICE	LAND VALUE						
R-2	0.00	0.00	60.00	FF		1.00	1.00	1.00	4,000.00	4,000.00	240,000.00						

Total Acres: 0.00	Total Land Value: 240,000	Market: 0	Agricultural: 0	Common: 240,000
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NASSAU COUNTY PROPERTY										PAGE 1 of 1	2
VALUATION SUMMARY											STANDARD
VALUATION BY					Tax Group: 2						
BUILDING MARKET VALUE					Tax Dist:						
TOTAL MARKET OB/XF VALUE					666,381						
TOTAL LAND VALUE - MARKET					240,000						
TOTAL MARKET VALUE					913,170						
SOH/AGL Deduction					332,842						
ASSESSED VALUE					580,328						
TOTAL EXEMPTION VALUE					50,000						
BASE TAXABLE VALUE					530,328						
TOTAL JUST VALUE					913,170						
NCON VALUE					0						
INCOME VALUE											
PREVIOUS YEAR MKT VALUE					729,852						

PERMIT NUM	DESCRIPTION	AMT	ISSUED
20051621	GARAGE	50	04/18/2005
20042334	OTHER	1,000	12/13/2004
20040677	NEW CONSTR	239,000	07/28/2004

SALES DATA									
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE			
2478/0506	7/09/2021	QC	U	I	11	100			
GRANTOR: CONTE RONALD JOHN									
GRANTEE: CONTE RONALD J & RA									
2144/1897	9/05/2017	WD	Q	I	02	615,000			
GRANTOR: BRITT DAVID V B & CUS									
GRANTEE: CONTE RONALD JOHN									

BUILDING NOTES									

BUILDING DIMENSIONS									
FOP=[YR=2004] W22 FGR=[YR=2004] N15W21S33 E3 FOP=[YR=2004] S5 BAS=[YR=2004] S19 FOP=[YR=2004] L3 D3 S16 D8 R8 E20N3 U8 L8 L3 D3 W5 U4 L4 N10 U5 L5 \$ R5 D5 S10 R4 D4 E5 U3 R3 R8 D8 S11E15 N33E4N17W4N15 L3 U3 W9 L3 D3 L7 U7 W3 D10 L10 S8W5\$ E5 N5W5\$ E5N3 R10 U10 E3N5\$ S5 D7 R7 R3 U3 E9 D3 R3 N12\$ PTR= E15 S44 FUS=[YR=2004] E8 SFB=[YR=2004] N13 E12 S13 W12 \$ E12 N7 E4 S33 W15 N5W5 U4 L4 N17 \$ W15N44 \$.									