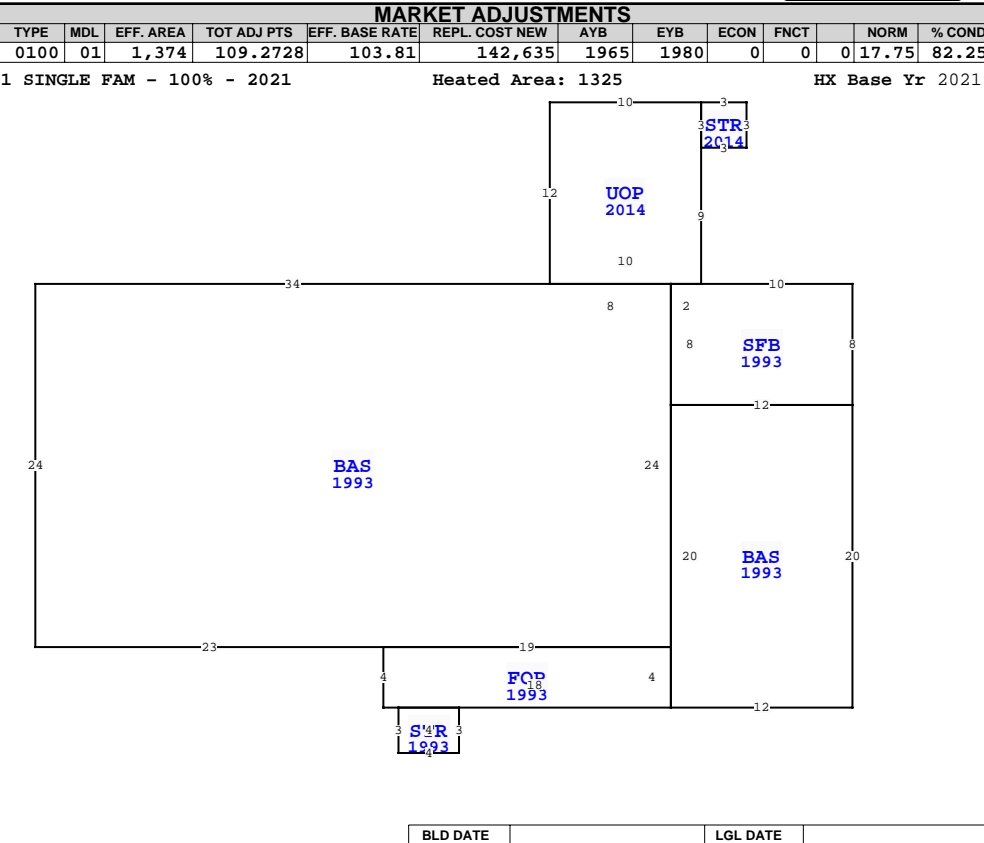


BUILDING CHARACTERISTICS		CONSTRUCTION	
ELEMENT	CD		
Exterior Wall	10	ABOVE AVG	100
Roof Structur	03	GABLE/HIP	100
Roof Cover	03	COMP SHNGL	100
Interior Wall	04	PLYWOOD	100
Interior Floor	09	PINE WOOD	80
Interior Floor	15	HARDTILE	20
Air Condition	03	CENTRAL	100
Heating Type	04	AIR DUCTED	100
Bedrooms		3	100
Bathrooms		2	100
Frame	02	WOOD FRAME	100
Stories	1.	1. 100	
Units		0	100
BUD8 Adjustme	02	DIST FB	100
Occupancy	00	NONE	100
Quality	02	Quality Level	02
DOR CODE	0100	SINGLE FAMILY	
MAP NUM		MKT AREA	01
NEIGHBORHOOD/LOC	1007.00		
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA
BAS	240	100	240
BAS	1,008	100	1,008
FOP	76	30	23
SFB	96	80	77
STR	12	10	1
STR	9	10	1
UOP	120	20	24
TOTALS	1,561		1,374



BLD DATE	LGL DATE
XF DATE	LAND DATE
INC DATE	AG DATE

2028 HIGHLAND ST, FERNANDINA BEACH

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	795.00	SF	6.50	6.50	100	1980	1980	3	32.5	1,679	
2	0940	SHEDS/PORT	0	100	13	130.00	SF	30.00	30.00	100	2000	2000	3	20	780	

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	0006	R-1	67.00	138.00	1.00	LT		1.00	1.00	1.00	225,000.00	225,000.00	225,000							

NASSAU COUNTY PROPERTY		PAGE 1 of 1	
VALUATION SUMMARY			
VALUATION BY	Tax Group: 2	Tax Dist:	STANDARD
BUILDING MARKET VALUE			117,317
TOTAL MARKET OB/XF VALUE			2,459
TOTAL LAND VALUE - MARKET			225,000
TOTAL MARKET VALUE			344,776
SOH/AGL Deduction			108,697
ASSESSED VALUE			236,079
TOTAL EXEMPTION VALUE	HX HB		50,000
BASE TAXABLE VALUE			186,079
TOTAL JUST VALUE			344,776
NCON VALUE			0
INCOME VALUE			
PREVIOUS YEAR MKT VALUE			339,380

PERMIT NUM	DESCRIPTION	AMT	ISSUED
20140028	EXTPRCH	2,100	01/07/2014
20120378	REPAIR/REPLACE WI	4,000	03/07/2012
20120379	REPLACE DUCTWORK	1,200	03/07/2012
20100607	INSTALL UG SERVIC	1,800	04/15/2010
20041174	REPLACE VINYL SID	2,000	06/25/2004
2002507	REROOF	900	03/22/2000

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2353/0347	4/03/2020	WD	Q	I	01	323,000

GRANTOR: MIRANDA ALBERT J & KA
GRANTEE: PARKINSON PAUL D
2090/1232 12/22/2016 WD Q I 01 190,000
GRANTOR: MAGAR SHARAD S & GINA
GRANTEE: MIRANDA ALBERT J &

BUILDING NOTES

BUILDING DIMENSIONS
SFB=[YR=1993] W10 UOP=[YR=2014] N9 STR=[YR=2014] E3 N3 W3 S3 \$ N3 W10 S12 BAS=[YR=1993] W34 S24 E23 FOP=[YR=1993] S4 E1STR=[YR=1993] S3 E4N3W4 \$ E18 BAS=[YR=1993] E12N20 W12 S20 \$ N4 W19 \$ E19 N24 W8 \$ E10 \$ W2 S8 E12 N8 \$.