



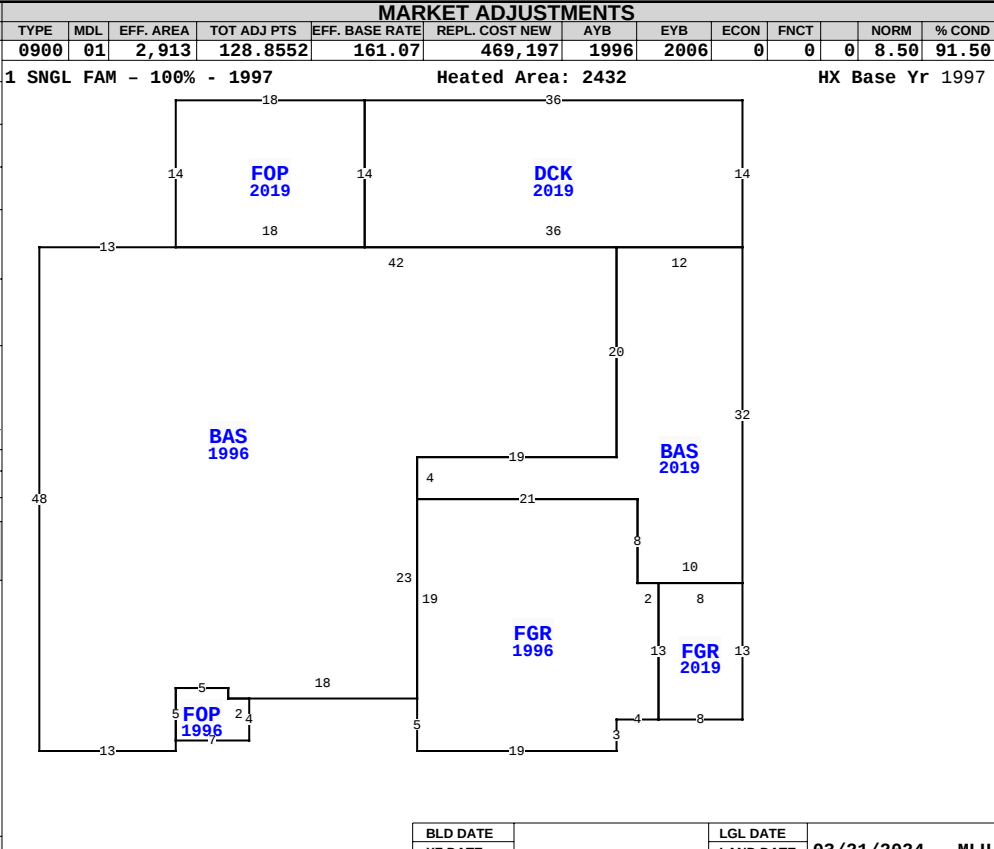
BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	16	WD FR STUC 80
Exterior Wall	17	CB STUCCO 20
Roof Structure	08	IRREGULAR 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floor	12	HARDWOOD 70
Interior Floor	11	CLAY TILE 30
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		5 100
Bathrooms		3 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100
Occupancy	00	NONE 100

Quality	06	Quality Level 06
DOR CODE	0100	SINGLE FAMILY
MAP NUM		MKT AREA
		01
NEIGHBORHOOD/LOC	1062.00	

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,988	100	1,988	292,989
BAS	444	100	444	65,436
DCK	504	10	50	7,369
FGR	524	55	288	42,445
FGR	104	55	57	8,401
FOP	33	30	10	1,474
FOP	252	30	76	11,201
TOTALS	3,849		2,913	429,315

EXTRA FEATURES											
L N	OB/XF CODE	DESCRIPTION	BLD	CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE	NOTES
1	0811	CONCRETE B	0	100	0	0	844.00	SF	5.20	5.20	4,301
2	0810	CONCRETE A	0	100	0	0	112.00	SF	6.50	6.50	713
3	0811	CONCRETE B	0	100	0	0	237.00	SF	5.20	5.20	1,208
4	0810	CONCRETE A	0	100	0	0	105.00	SF	6.50	6.50	669
5	0470	VNYL GATE	0	100	0	0	2.00	UT	300.00	300.00	570
6	0476	VF 6 SBPL	0	100	0	0	30.00	LF	32.00	32.00	912

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	0003	R-1	0.00	0.00	1.00	LT	



2694 RACHEAL AVE, FERNANDINA BEACH	BLD DATE		LGL DATE	
	XF DATE		LAND DATE	03/21/2024
	INC DATE		AG DATE	MLU

NASSAU COUNTY PROPERTY		PAGE 1 of 1	2
VALUATION SUMMARY			
VALUATION BY		STANDARD	
Tax Group: 2		Tax Dist:	
BUILDING MARKET VALUE		429,315	
TOTAL MARKET OB/XF VALUE		8,373	
TOTAL LAND VALUE - MARKET		200,000	
TOTAL MARKET VALUE		637,688	
SOH/AGL Deduction		375,695	
ASSESSED VALUE		261,993	
TOTAL EXEMPTION VALUE		HX HB	50,000
BASE TAXABLE VALUE		211,993	
TOTAL JUST VALUE		637,688	
NCON VALUE		0	
INCOME VALUE			
PREVIOUS YEAR MKT VALUE		525,056	

PERMIT NUM	DESCRIPTION	AMT	ISSUED
20190055	NEW CONSTR	0	02/01/2019

SALES DATA					
OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD
2568/0164	5/26/2022	WD U	I	I	11
GRANTOR: YARBOROUGH JERRY L &					
GRANTEE: YARBOROUGH FAMILY T					
1162/0953	8/14/2003	WD U	I	I	06
GRANTOR: YARBOROUGH JERRY & DE					
GRANTEE: YARBOROUGH JERRY L					

BUILDING NOTES											
BUILDING DIMENSIONS											
DCK=[YR=2019] W36 FOP=[YR=2019] W18 S14 BAS=[YR=1996] W13 S48 E13 N1 FOP=[YR=1996] E7 N4 W2 N1 W5 S5 \$ N5 E5 S1 E18 FGR=[YR=1996] S5 E19 N3 E4 FGR=[YR=2019] E8 N13 BAS=[YR=2019] N32 W12 S20 W19 S4 E21 S8 E10\$ W8 S13\$ N13 W2 N8 W21 S19\$ N23 E19 N20 W42\$ E18 N14\$ S14 E36 N14\$.											