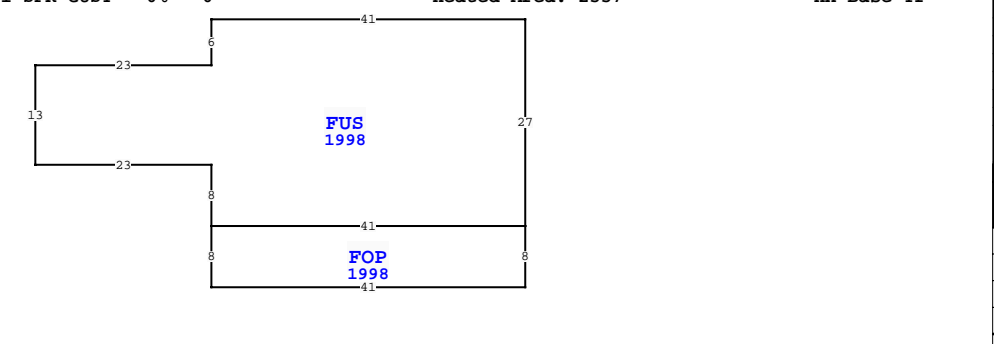


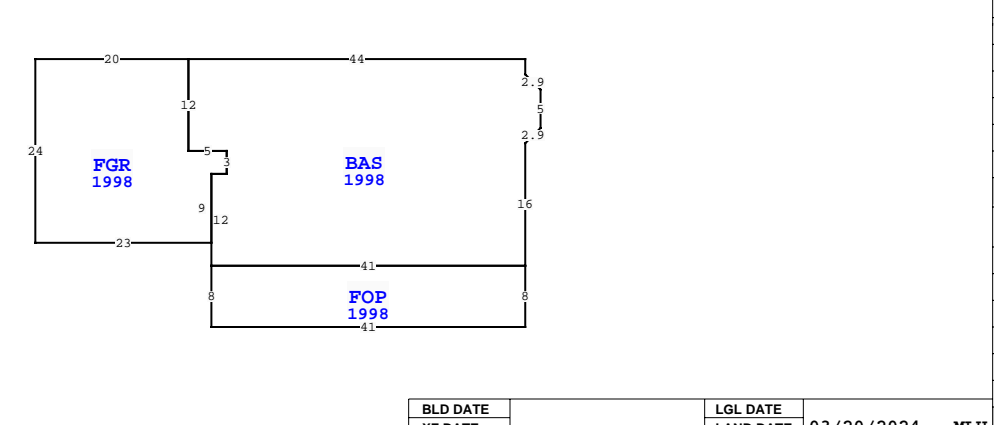


BUILDING CHARACTERISTICS	
ELEMENT	CD CONSTRUCTION
Exterior Wall	16 WD FR STUC 100
Roof Structur	03 GABLE/HIP 100
Roof Cover	03 COMP SHNGL 100
Interior Wall	05 DRYWALL 100
Interior Floo	14 CARPET 80
Interior Floo	15 HARDTILE 20
Air Condition	03 CENTRAL 100
Heating Type	04 AIR DUCTED 100
Bedrooms	5 100
Bathrooms	3 100
Frame	02 WOOD FRAME 100
Stories	2. 2. 100
Units	0 100

MARKET ADJUSTMENTS											
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
0500	12	3,040	210.4776	315.72	959,789	1998	2015	0	0	4.00	96.00



Quality	06 Quality Level 06			
DOR CODE	0100 SINGLE FAMILY			
MAP NUM	MKT AREA 01			
NEIGHBORHOOD/LOC	1057.00			
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,151	100	1,151	348,858
FGR	522	55	287	86,988
FOP	328	30	98	29,703
FOP	328	30	98	29,703
FUS	1,406	100	1,406	426,146
TOTALS	3,735		3,040	921,397



2865 RACHEAL AVE, FERNANDINA BEACH

BLD DATE	LGL DATE	03/20/2024	MLU
XF DATE	LAND DATE		
INC DATE	AG DATE		

NASSAU COUNTY PROPERTY		PAGE 1 of 1	2
VALUATION SUMMARY			
VALUATION BY	STANDARD		
Tax Group: 2	Tax Dist:		
BUILDING MARKET VALUE			921,397
TOTAL MARKET OB/XF VALUE			65,539
TOTAL LAND VALUE - MARKET			640,000
TOTAL MARKET VALUE			1,626,936
SOH/AGL Deduction			0
ASSESSED VALUE			1,626,936
TOTAL EXEMPTION VALUE			0
BASE TAXABLE VALUE			1,626,936
TOTAL JUST VALUE			1,626,936
NCON VALUE			0
INCOME VALUE			
PREVIOUS YEAR MKT VALUE			1,547,100

PERMIT NUM	DESCRIPTION	AMT	ISSUED
20180655	REPAIR/RRF	10,000	02/21/2018
20180388	PAVERS	0	02/02/2018
20121368	PARTIAL RE-ROOF	6,500	07/10/2012
19990496	XFOB	2,000	05/21/1999
19990225	SWIM POOL	16,200	04/14/1999
10611	NEW CONSTR	165,000	07/22/1997

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2517/1662	11/29/2021	WD Q	Q	I	01	1,775,000

GRANTOR: EZZELL IVEY & STANLEY  
GRANTEE: HINSON JAMES R JR &  
2132/0316 7/07/2017 WD Q I 01 718,000  
GRANTOR: PETERS ROBERT L & PDJ  
GRANTEE: EZZELL IVEY & STANL

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	0	0	0	2.00	UT	3,500.00	3,500.00	100	1998	1998	3	81	5,670	
2	0754	FOP	0	0	0	0	240.00	SF	45.00	45.00	100	2018	2018	3	82	8,856	
3	0600	SUMMER KIT	0	0	0	0	1.00	UT	5,000.00	5,000.00	100	2018	2018	3	82	4,100	
4	0855	CONC PAVER	0	0	0	0	1,603.00	SF	10.00	10.00	100	2018	2018	3	97	15,549	
5	0855	CONC PAVER	0	0	0	0	709.00	SF	10.00	10.00	100	2018	2018	3	97	6,877	
6	0855	CONC PAVER	0	0	0	0	141.00	SF	10.00	10.00	100	2018	2018	3	97	1,368	
7	0861	POOL GUNIT	0	0	24	12	288.00	SF	85.00	85.00	100	1999	1999	3	23	5,630	
8	0855	CONC PAVER	0	0	0	0	1,202.00	SF	15.00	15.00	100	2018	2018	3	97	17,489	

BUILDING NOTES			

**BUILDING DIMENSIONS**  
BAS=[YR=1998] W44 FGR=[YR=1998] W20 S24 E23 N9 E2 N3 W5 N12 \$ S12 E5 S3 W2 S12 FOP=[YR=1998] S8 E41 N8W41 \$ E41 N16 U2 R2 N5 U2 L2 N2\$ PTR= N15 FOP=[YR=1998] N8 FUS=[YR=1998] N27W41S6W23S13E23S8E41\$W41S8 E41\$ S15\$.

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	0	0003	R-1	100.00	85.00	100.00	FF		1.00	1.00	1.00	6,400.00	6,400.00	640,000									