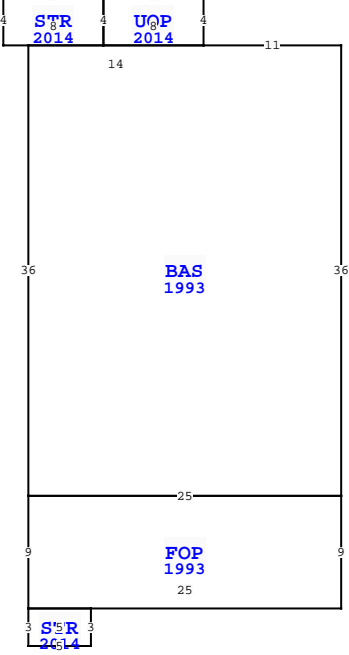


BUILDING CHARACTERISTICS		CONSTRUCTION		
ELEMENT	CD			
Exterior Wall	10	ABOVE AVG	100	
Roof Structur	03	GABLE/HIP	100	
Roof Cover	12	MODULAR MT	100	
Interior Wall	05	DRYWALL	100	
Interior Floo	11	CLAY TILE	70	
Interior Floo	14	CARPET	30	
Air Condition	03	CENTRAL	100	
Heating Type	04	AIR DUCTED	100	
Bedrooms		3	100	
Bathrooms		1	100	
Frame	07	SPECIAL	100	
Stories	1.	1.	100	
Units		0	100	
BUD8 Adjustme	02	DIST FB	100	
Occupancy	00	NONE	100	
Quality	04	Quality Level	04	
DOR CODE	0100	SINGLE FAMILY		
MAP NUM		MKT AREA	01	
NEIGHBORHOOD/LOC		1050.00		
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	900	100	900	164,998
FOP	225	30	68	12,466
STR	15	10	2	367
STR	32	10	3	550
UOP	32	20	6	1,100
TOTALS	1,204		979	179,481

MARKET ADJUSTMENTS											
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
1	SFR CUST	- 0%	- 2024		Heated Area: 900		HX Base Yr				



NASSAU COUNTY PROPERTY		PAGE 1 of 1	2
VALUATION SUMMARY			
VALUATION BY	Tax Group: 2	Tax Dist:	STANDARD
BUILDING MARKET VALUE			179,481
TOTAL MARKET OB/XF VALUE			362
TOTAL LAND VALUE - MARKET			800,000
TOTAL MARKET VALUE			979,843
SOH/AGL Deduction			0
ASSESSED VALUE			979,843
TOTAL EXEMPTION VALUE			0
BASE TAXABLE VALUE			979,843
TOTAL JUST VALUE			979,843
NCON VALUE			0
INCOME VALUE			
PREVIOUS YEAR MKT VALUE			871,842

PERMIT NUM	DESCRIPTION	AMT	ISSUED
20132370	MTL ROOF	6,720	10/09/2013
20131861	REMODEL	103,000	08/07/2013
20080664	H/AC	1,600	04/23/2008
20041886	200 AMP METER CAN	1,000	10/15/2004
19984162	DECK/STAIRS REPLA	1,500	08/14/1998

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2647/1049	5/23/2023	WD	U	I	30	100

GRANTOR: CARTER NATHANIEL ASHL
GRANTEE: 725 OCEAN DRIVE LLC

2624/0401	2/01/2023	FJ	U	I	11	0
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GRANTOR: CARTER JO ANN W EST
GRANTEE: CARTER NATHANIEL A

EXTRA FEATURES															725 OCEAN AVE, 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	1241	WD DECK G	0	0	6	7		42.00	UT	11.50		11.50	100	2014	2014	3	75	362						

BUILDING NOTES									
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BUILDING DIMENSIONS
BAS=[YR=1993] W11 UOP=[YR=2014] N4 W8 STR=[YR=2014] W8 S4 E8 N4\$ S4 E8\$ W14 S36 FOP=[YR=1993] S9 STR=[YR=2014] S3 E5 N3 W5\$ E25 N9 W25\$ E25 N36\$.

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	000120	C	SFR OCN FT	0	0002	R-2	50.00	100.00	50.00	FF		1.00	1.00	1.00	16,000.00	16,000.00	800,000							