



BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	05	AVERAGE 70
Exterior Wall	12	CEDAR 30
Roof Structure	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floor	11	CLAY TILE 100
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	02	WOOD FRAME 100
Stories		1. 100
Units		0 100
BUD8 Adjustme	02	DIST FB 100
Occupancy	00	NONE 100

Quality	05	Quality Level 05
DOR CODE	0100	SINGLE FAMILY
MAP NUM		MKT AREA 01
NEIGHBORHOOD/LOC	1046.00	

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	399	100	399	53,985
BAS	1,766	100	1,766	238,939
FOP	100	30	30	4,059
FSP	210	40	84	11,365
TOTALS	2,475		2,279	308,348

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	0811	CONCRETE B	0	0	0	0	740.00	SF	5.20	5.20	100	1988	1988	3	54.5	2,097	
2	0810	CONCRETE A	0	0	21	4	84.00	SF	6.50	6.50	100	1997	1997	3	73	399	
3	0500	FP-PRE FAB	0	0	0	0	1.00	UT	3,500.00	3,500.00	100	1988	1988	3	64	2,240	
4	0810	CONCRETE A	0	0	0	0	40.00	SF	6.50	6.50	100	1988	1988	3	54.5	142	
5	0845	KOOL DECK	0	0	0	0	742.00	SF	7.25	7.25	100	1996	1996	3	72	3,873	
6	1242	WD DECK A	0	0	0	0	59.00	SF	10.00	10.00	100	1996	1996	3	20	118	
7	0861	POOL GUNIT	0	0	0	0	280.00	SF	85.00	85.00	100	1996	1996	3	20	4,760	
8	0871	POOL HTR R	0	0	0	0	1.00	UT	2,000.00	2,000.00	100	1996	1996	3	20	400	

LAND DESCRIPTION			TOTAL OB/XF 14,029														
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
1	000100	C	SFR	0		R-1	0.00	0.00	1.00	LT		1.00	1.00	1.00	175,000.00	175,000.00	175,000

MARKET ADJUSTMENTS											
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
0900	01	2,279	128.0664	160.08	364,822	1988	1991	0	0	0 15.48	84.52
1 SNGL FAM - 0% - 2024 Heated Area: 2165 HX Base Yr											
2351 SUSSEX LN, FERNANDINA BEACH											
BLD DATE 04/08/2008 DJ			LGL DATE 03/14/2024 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		308,348			
TOTAL MARKET OB/XF VALUE		14,029			
TOTAL LAND VALUE - MARKET		175,000			
TOTAL MARKET VALUE		497,377			
SOH/AGL Deduction		0			
ASSESSED VALUE		497,377			
TOTAL EXEMPTION VALUE		0			
BASE TAXABLE VALUE		497,377			
TOTAL JUST VALUE		497,377			
NCON VALUE		0			
INCOME VALUE					
PREVIOUS YEAR MKT VALUE		438,348			

PERMIT NUM	DESCRIPTION	AMT	ISSUED
20120564	WTR HTR	190	04/05/2012
20101353	REMODEL	5,200	08/16/2010
20060845	REPAIR/RRF	7,000	04/24/2006
B033834	REMODEL	2,000	09/16/2003
B969821	SWIM POOL	10,000	05/16/1996
4981	NEW CONSTR	83,685	08/22/1988

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2703/436	4/01/2024	WD	Q	I	02	570,000
GRANTOR: KEATING MICHAEL F						
GRANTEE: M PROPERTIES 2020 L						
2680/304	11/15/2023	FJ	U	I	11	0
GRANTOR: KEATING J MICHAEL EST						
GRANTEE: KEATING MICHAEL F						

BUILDING NOTES																	
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BUILDING DIMENSIONS																	
BAS=[YR=1993] W19 FSP=[YR=2007] N8 W15 S14 E15 N6\$ S6 W15 N6 W21 S41 E10 FOP=[YR=1993] S4 E25 N4 W25\$ E26 BAS=[YR=1993] E19 N21 W19 S21\$ N21 E19 N20\$.																	