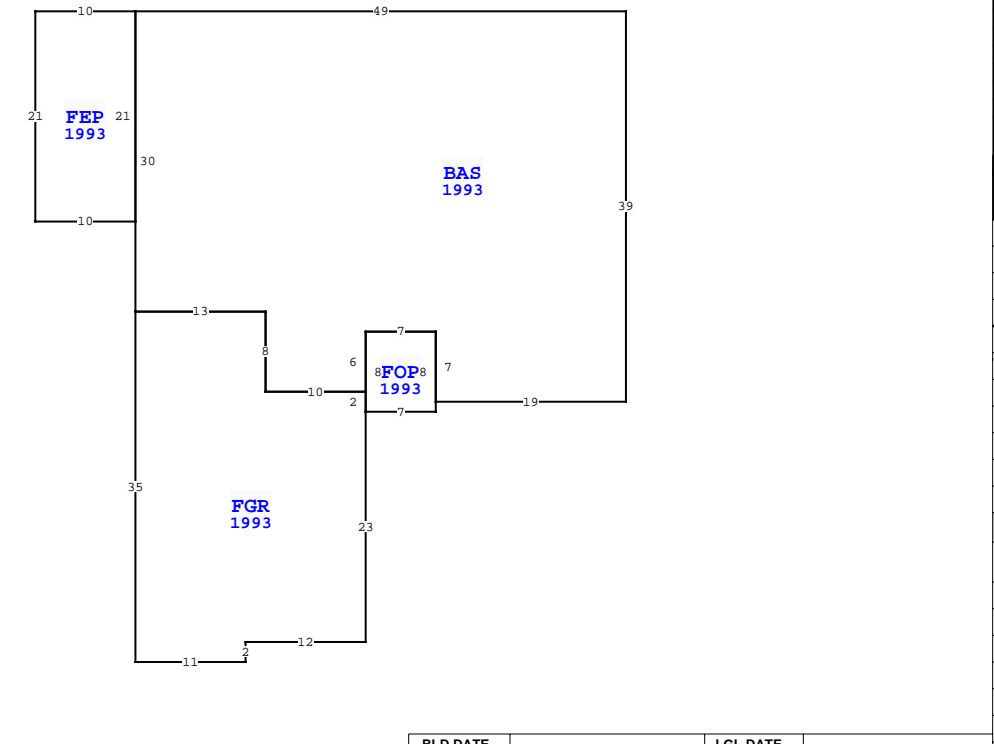


BUILDING CHARACTERISTICS	
ELEMENT	CD CONSTRUCTION
Exterior Wall	05 AVERAGE 60
Exterior Wall	12 CEDAR 40
Roof Structure	08 IRREGULAR 100
Roof Cover	03 COMP SHNGL 100
Interior Wall	05 DRYWALL 100
Interior Floor	14 CARPET 80
Interior Floor	11 CLAY TILE 20
Air Condition	03 CENTRAL 100
Heating Type	04 AIR DUCTED 100
Bedrooms	3 100
Bathrooms	2 100
Frame	02 WOOD FRAME 100
Stories	1. 1. 100
Units	0 100
Occupancy	00 NONE 100

MARKET ADJUSTMENTS											
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
0900	01	2,306	121.8140	152.27	351,135	1991	1991	0	0	15.55	84.45



Quality	05 Quality Level 05			
DOR CODE	0100 SINGLE FAMILY			
MAP NUM	MKT AREA 01			
NEIGHBORHOOD/LOC	1030.00			
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,735	100	1,735	223,107
FEP	210	80	168	21,603
FGR	701	55	386	49,636
FOP	56	30	17	2,186
TOTALS	2,702		2,306	296,534

NASSAU COUNTY PROPERTY			
VALUATION SUMMARY			PAGE 1 of 1
VALUATION BY			STANDARD
Tax Group: 2	Tax Dist:		
BUILDING MARKET VALUE			296,534
TOTAL MARKET OB/XF VALUE			9,753
TOTAL LAND VALUE - MARKET			150,000
TOTAL MARKET VALUE			456,287
SOH/AGL Deduction			36,130
ASSESSED VALUE			420,157
TOTAL EXEMPTION VALUE	HX HB		50,000
BASE TAXABLE VALUE			370,157
TOTAL JUST VALUE			456,287
NCON VALUE			0
INCOME VALUE			
PREVIOUS YEAR MKT VALUE			407,919

PERMIT NUM	DESCRIPTION	AMT	ISSUED
6426	NEW CONSTR	94,000	03/19/1991

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2713/829	5/01/2024	WD Q	Q	I	02	710,000

GRANTOR: SELLENTIN JOHN A & CY
GRANTEE: ALLEN ANGELA COOPER
2532/0327 1/25/2022 WD Q I 02 511,900
GRANTOR: ZILLOW HOMES PROPERTY
GRANTEE: SELLENTIN JOHN A &

EXTRA FEATURES																
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	100	0	1.00	UT	3,500.00	3,500.00	100	1991	1991	3	70	2,450	
2	0810	CONCRETE A	0	100	0	1,761.00	SF	6.50	6.50	100	1991	1991	3	62	7,097	
3	0810	CONCRETE A	0	100	17	51.00	SF	6.50	6.50	100	1991	1991	3	62	206	

BLD DATE		LGL DATE	03/19/2024	MLU
XF DATE		LAND DATE		
INC DATE		AG DATE		
2112 S NATURES GATE CT, FERNANDINA BEACH, FL 32034				
TOTAL OB/XF 9,753				

BUILDING NOTES											

BUILDING DIMENSIONS											
BAS=[YR=1993] W49 FEP=[YR=1993] W10 S21 E10 N21 \$ S30 FGR=[YR=1993] S35 E11 N2 E12 N23 FOP=[YR=1993] E7 N8 W7 S8 \$ N2 W10 N8 W13 \$ E13 S8 E10 N6 E7 S7 E19 N39 \$.											

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		R-1	0.00	0.00	1.00	UT		1.00	1.00	1.00	150,000.00	150,000.00	150,000							