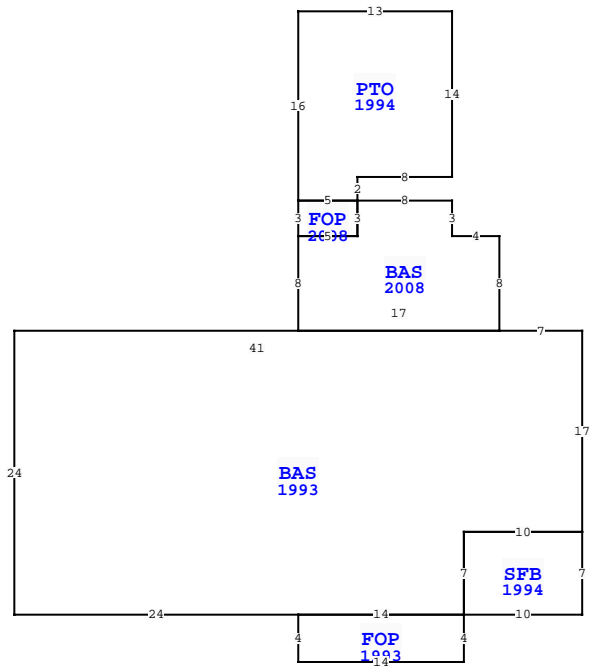


BUILDING CHARACTERISTICS		CONSTRUCTION	
ELEMENT	CD		
Exterior Wall	15	CONC BLOCK	100
Roof Structur	03	GABLE/HIP	100
Roof Cover	03	COMP SHNGL	100
Interior Wall	05	DRYWALL	100
Interior Floor	14	CARPET	80
Interior Floor	08	SHT VINYL	20
Air Condition	03	CENTRAL	100
Heating Type	04	AIR DUCTED	100
Bedrooms		3	100
Bathrooms		1	100
Frame	03	MASONRY	100
Stories	1.	1.	100
Units		0	100
BUD8 Adjustme	02	DIST FB	100
Occupancy	00	NONE	100
Quality	03	Quality Level 03	
DOR CODE	0100	SINGLE FAMILY	
MAP NUM		MKT AREA	01
NEIGHBORHOOD/LOC	1011.00		
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA
BAS	1,082	100	1,082
BAS	160	100	160
FOP	56	30	17
FOP	15	30	4
PTO	192	5	10
SFB	70	80	56
SUBAREA MARKET VALUE			
BAS			86,589
BAS			12,804
FOP			1,360
FOP			320
PTO			800
SFB			4,481
TOTALS	1,575		1,329
			106,355

MARKET ADJUSTMENTS											
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
0100	01	1,329	100.8800	95.84	127,371	1959	1990	0	0	16.50	83.50
1 SINGLE FAM - 34% - 2012 Heated Area: 1298 HX Base Yr 2012											



NASSAU COUNTY PROPERTY			PAGE 1 of 1
VALUATION SUMMARY			2
VALUATION BY			STANDARD
Tax Group: 2		Tax Dist:	
BUILDING MARKET VALUE			106,355
TOTAL MARKET OB/XF VALUE			5,042
TOTAL LAND VALUE - MARKET			151,360
TOTAL MARKET VALUE			262,757
SOH/AGL Deduction			144,696
ASSESSED VALUE			118,061
TOTAL EXEMPTION VALUE	HA HAB		18,305
BASE TAXABLE VALUE			99,756
TOTAL JUST VALUE			262,757
NCON VALUE			0
INCOME VALUE			
PREVIOUS YEAR MKT VALUE			244,324

PERMIT NUM	DESCRIPTION	AMT	ISSUED
20101964	OTHER	3,000	11/15/2010
20061208	XFOB	1,000	05/26/2006
20060515	REPAIR/RRF	1,500	03/14/2006
20032364	H/AC	4,000	01/16/2003
20012192	REPAIR/RRF	0	10/09/2001
1021	H/AC	3,700	01/12/1989

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE

EXTRA FEATURES															406 S 15TH ST, 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	0810	CONCRETE A	0	34	43	3			129.00	SF	6.50	100	1959	1959	3	20	168
2	0940	SHEDS/PORT	0	34	8	12			96.00	SF	30.00	100	1994	1994	3	20	576
3	0810	CONCRETE A	0	34	40	19			760.00	SF	6.50	100	2006	2006	3	87	4,298

BLD DATE		LGL DATE	
XF DATE	INC DATE	LAND DATE	AG DATE
		03/18/2024	MLU

BUILDING NOTES	

BUILDING DIMENSIONS	
BAS=[YR=1993] W7 BAS=[YR=2008] N8 W4 N3 W8 PTO=[YR=1994] N2E8N14W13S16 FOP=[YR=2008] S3 E5 N3W5\$ E5\$ S3 W5 S8 E17\$ W41 S24 E24 FOP=[YR=1993] S4 E14 N4 SFB=[YR=1994] E10N7W10S7\$ W14\$ E14 N7 E10 N17\$.	

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		34	0006	R-1	86.00	150.00	86.00	FF	1.00	1.00	0.80	2,200.00	1,760.00	151,360							