

BUILDING CHARACTERISTICS	
ELEMENT	CD CONSTRUCTION
Exterior Wall	05 AVERAGE 100
Roof Structur	03 GABLE/HIP 100
Roof Cover	03 COMP SHNGL 100
Interior Wall	05 DRYWALL 100
Interior Floo	14 CARPET 100
Air Condition	03 CENTRAL 100
Heating Type	04 AIR DUCTED 100
Bedrooms	4 100
Bathrooms	2 100
Frame	02 WOOD FRAME 100
Stories	2. 2. 100
Units	0 100
BUD8 Adjustme	02 DIST FB 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			
2700	01	1,767	107.0000	133.75	236,336	1986	2006	0	0	0	8.00	92.00		

1 DUPLEX - 0% - 0 Heated Area: 1728 HX Base Yr

NASSAU COUNTY PROPERTY		PAGE 1 of 1	2
VALUATION SUMMARY			
VALUATION BY			STANDARD
Tax Group: 2	Tax Dist:		
BUILDING MARKET VALUE			217,429
TOTAL MARKET OB/XF VALUE			2,662
TOTAL LAND VALUE - MARKET			200,000
TOTAL MARKET VALUE			420,091
SOH/AGL Deduction			23,464
ASSESSED VALUE			396,627
TOTAL EXEMPTION VALUE			0
BASE TAXABLE VALUE			396,627
TOTAL JUST VALUE			420,091
NCON VALUE			0
INCOME VALUE			
PREVIOUS YEAR MKT VALUE			386,230

Quality	03 Quality Level 03			
DOR CODE	0800MULTI-FAMILY			
MAP NUM	MKT AREA 01			
NEIGHBORHOOD/LOC	1039.00			
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	432	100	432	53,158
FOP	24	30	7	861
FUS	432	100	432	53,158
HXB	432	100	432	53,158
HXP	50	30	15	1,846
HXP	24	30	7	861
UOP	50	20	10	1,231
TOTALS	1,876		1,767	217,429

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2514/0310	11/15/2021	WD	Q	I	01	450,000
GRANTOR: DAVIS BENJAMIN W						
GRANTEE: BARKING HOUND LLC						
2166/0543	12/22/2017	WD	U	I	11	100
GRANTOR: DAVIS LIVING TRUST						
GRANTEE: DAVIS BENJAMIN W						

BUILDING NOTES									

BUILDING DIMENSIONS									
UOP=[YR=1993] W10 S5 BAS=[YR=1993] W8 HXB=[YR=1993] W8 HXP=[YR=1993] N5 W10 S5 E10 \$ W10 S24 E12 HXP=[YR=2007] S4 E6 FOP=[YR=2007] E6 N4 W6 S4 \$ N4 W6 \$ E6 N24 \$ S24 E18 N24 W10 \$ E10 N5 \$ PTR=E15 HXB=[YR=1993] E18 FUS=[YR=1993] E18 S24 W18 N24 \$ S24 W18 N24 \$ W15 \$.									

EXTRA FEATURES														2835 OCEAN DR, 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	0820	WOOD WALK	0	0	0	529.00	SF	11.75	11.75	100	2002	2002	3	40	2,486	
2	1242	WD DECK A	0	0	11	88.00	SF	10.00	10.00	100	2002	2002	3	20	176	

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	DPHT 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		R-2	0.00	0.00	1.00	LT		1.00	1.00	1.00	200,000.00	200,000.00	200,000							