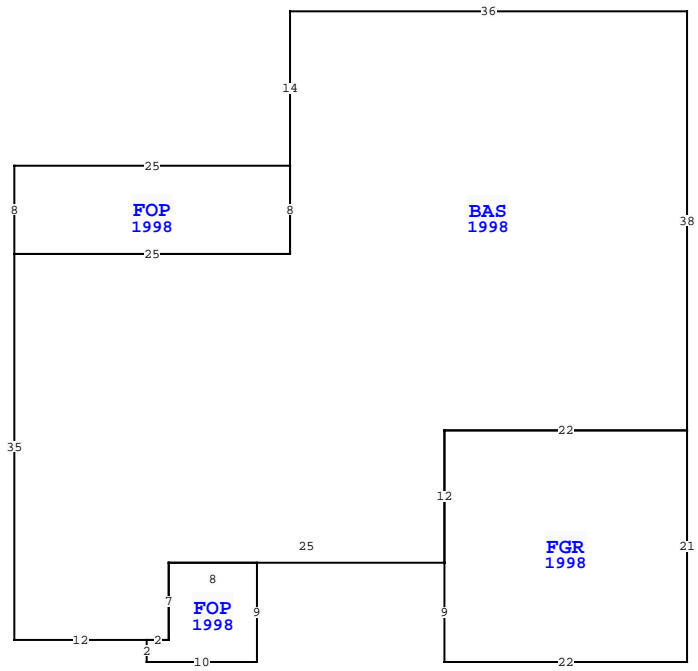


BUILDING CHARACTERISTICS		CONSTRUCTION	
ELEMENT	CD		
Exterior Wall	16	WD FR STUC	80
Exterior Wall	17	CB STUCCO	20
Roof Structure	08	IRREGULAR	100
Roof Cover	03	COMP SHNGL	100
Interior Wall	05	DRYWALL	100
Interior Floor	14	CARPET	70
Interior Floor	15	HARDTILE	30
Air Condition	03	CENTRAL	100
Heating Type	04	AIR DUCTED	100
Bedrooms		4	100
Bathrooms		2	100
Frame	02	WOOD FRAME	100
Stories	1.	1.	100
Units		0	100
Occupancy	00	NONE	100
Quality	05	Quality Level 05	
DOR CODE	0100	SINGLE FAMILY	
MAP NUM		MKT AREA	01
NEIGHBORHOOD/LOC	1080.00		
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA
BAS	2,334	100	2,334
FGR	462	55	254
FOP	76	30	23
FOP	200	30	60
TOTALS	3,072		2,671
			413,508

MARKET ADJUSTMENTS													
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND		
0500	01	2,671	117.9552	176.93	472,580	1998	1998	0	0	12.50	87.50		
1 SFR CUST - 0% - 0													
Heated Area: 2334 HX Base Yr													



NASSAU COUNTY PROPERTY			
VALUATION SUMMARY			PAGE 1 of 1
VALUATION BY		STANDARD	
Tax Group: 2		Tax Dist:	
BUILDING MARKET VALUE		413,508	
TOTAL MARKET OB/XF VALUE		5,409	
TOTAL LAND VALUE - MARKET		225,000	
TOTAL MARKET VALUE		643,917	
SOH/AGL Deduction		88,366	
ASSESSED VALUE		555,551	
TOTAL EXEMPTION VALUE		0	
BASE TAXABLE VALUE		555,551	
TOTAL JUST VALUE		643,917	
NCON VALUE		0	
INCOME VALUE			
PREVIOUS YEAR MKT VALUE		625,644	

PERMIT NUM	DESCRIPTION	AMT	ISSUED
983757	NEW CONSTR	118,000	05/19/1998

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2665/280	8/21/2023	SW	U	I	11	100

GRANTOR: HANLON PETER H & QUER
GRANTEE: HANLON FAMILY JOINT
0844/0102 8/06/1998 WD Q V 51,500
GRANTOR: BRYLEN HOMES
GRANTEE: HANLON PETER H & QU

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	0810	CONCRETE A	0	0	3	33			6.50	100	1998	1998	3	75	483	
2	0819	CONC 12"	0	0	16	43			9.50	100	1998	1998	3	75	4,902	
3	1242	WD DECK A	0	0	3	4			10.00	100	1998	1998	3	20	24	

BUILDING NOTES			
1010 S OCEAN OAKS DR, FERNANDINA BEACH			

BUILDING DIMENSIONS			
BAS=[YR=1998] W36 S14 FOP=[YR=1998] W25 S8 E25 N8 \$ S8 W25 S35 E12 FOP=[YR=1998] S2 E10 N9 W8 S7 W2 \$ E2 N7 E25 FGR=[YR=1998] S9 E22 N21 W22 S12 \$ N12 E22 N38 \$.			

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	0	0003	R-1	0.00	0.00	1.00	LT		1.00	1.00	1.00	225,000.00	225,000.00	225,000							