



BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	05	AVERAGE 80
Exterior Wall	16	WD FR STUC 20
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	11	CLAY TILE 50
Interior Floo	14	CARPET 50
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	02	WOOD FRAME 100
Stories	2.	2. 100
Units		0 100
BUD8 Adjustme	02	DIST FB 100

Quality	03	Quality Level 03
DOR CODE	0100	SINGLE FAMILY
MAP NUM		MKT AREA 01
NEIGHBORHOOD/LOC	1075.00	

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,304	100	1,304	154,354
BAS	195	100	195	23,082
FGR	494	55	272	32,197
FOP	84	30	25	2,959
FOP	48	30	14	1,657
FUS	501	100	501	59,303
PTO	72	5	4	473
TOTALS	2,698		2,315	274,026

EXTRA FEATURES											
L N	OB/XF CODE	DESCRIPTION	BLD	CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE	NOTES
1	0811	CONCRETE B	0	0	0	0	719.00	SF	5.20	5.20	
2	0810	CONCRETE A	0	0	46	3	138.00	SF	6.50	6.50	
3	0500	FP-PRE FAB	0	0	0	0	1.00	UT	3,500.00	3,500.00	
4	1242	WD DECK A	0	0	0	0	372.00	SF	10.00	10.00	
5	0820	WOOD WALK	0	0	0	0	176.00	SF	11.75	11.75	

LAND DESCRIPTION											
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	CONSRV
1	000100	C	SFR	0		R-2	0.00	0.00	1.00	LT	

MARKET ADJUSTMENTS											
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
0900	01	2,315	109.8580	137.32	317,896	1987	1995	0	0	13.80	86.20
1 SNGL FAM - 0% - 0 Heated Area: 2000 HX Base Yr											
110 EIDER CT, FERNANDINA BEACH											
BLD DATE	04/16/2008 DJJW					LGL DATE	07/24/2024 MLU				
XF DATE						LAND DATE					
INC DATE						AG DATE					

NASSAU COUNTY PROPERTY			
VALUATION SUMMARY			PAGE 1 of 1 2
VALUATION BY		STANDARD	
Tax Group: 2		Tax Dist:	
BUILDING MARKET VALUE		274,026	
TOTAL MARKET OB/XF VALUE		6,151	
TOTAL LAND VALUE - MARKET		260,000	
TOTAL MARKET VALUE		540,177	
SOH/AGL Deduction		0	
ASSESSED VALUE		540,177	
TOTAL EXEMPTION VALUE		0	
BASE TAXABLE VALUE		540,177	
TOTAL JUST VALUE		540,177	
NCON VALUE		0	
INCOME VALUE			
PREVIOUS YEAR MKT VALUE		491,652	

PERMIT NUM	DESCRIPTION	AMT	ISSUED
20051710	REPAIR/RRF	3,000	04/29/2005
BP4335	N/A	54,750	06/05/1987

SALES DATA					
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD
2728/242	7/19/2024	QC	U	I	11
GRANTOR: ORTIZ ROBERT E					
GRANTEE: ORTIZ ROBERT & MORS					
2449/1741	3/31/2021	WD	Q	I	01
GRANTOR: ATKINS KAREN L					
GRANTEE: ORTIZ ROBERT E & CA					

BUILDING NOTES											
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BUILDING DIMENSIONS											
BAS=[YR=1993] W11 N11 W8 N4 BAS=[YR=2007] N13 W15 S13 E15 \$ W18 S15 PTO=[YR=1993] W3 S12 E6 FOP=[YR=2007] E4 N12 W4S12\$ N12 W3\$ E7S12 W4 S15 E11 N4 E2 FOP=[YR=1993] S12 FGR=[YR=1993] S6 W4 S8 E4 S8 E21N22 W21 \$ E7 N12 W7 \$ E7 S12 E14 N35 \$ PTR= E20 FUS=[YR=1993] E25S22 W18 N7 W7 N15 \$ W20 \$.											