



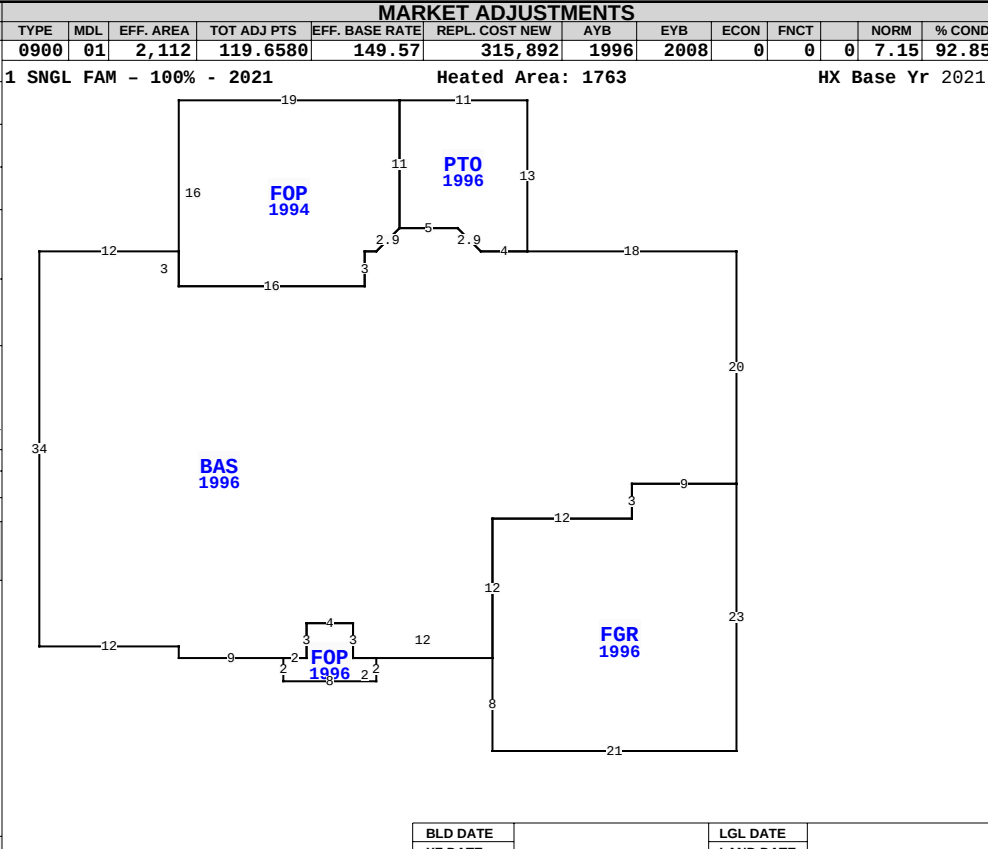
BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	10	ABOVE AVG 70
Exterior Wall	16	WD FR STUC 30
Roof Structur	08	IRREGULAR 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 90
Interior Floo	08	SHT VINYL 10
Air Condition	03	CENTRAL 100
Heating Type	04	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

Quality	05	Quality Level 05
DOR CODE	0100	SINGLE FAMILY
MAP NUM		MKT AREA 01
NEIGHBORHOOD/LOC	1081.00	

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,763	100	1,763	244,838
FGR	447	55	246	34,163
FOP	293	30	88	12,221
FOP	28	30	8	1,111
PTO	131	5	7	972
TOTALS	2,662		2,112	293,306

EXTRA FEATURES											
L N	OB/XF CODE	DESCRIPTION	BLD	CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE	NOTES
1	0500	FP-PRE FAB	0	100	0	0	1.00	UT	3,500.00	3,500.00	
2	0877	JACUZZI	0	100	0	0	1.00	UT	1,000.00	1,000.00	
3	0855	CONC PAVER	0	100	24	3	72.00	SF	7.00	7.00	
4	0855	CONC PAVER	0	100	44	16	704.00	SF	7.00	7.00	
5	0861	POOL GUNIT	0	100	30	0	376.00	SF	85.00	85.00	
6	0845	KOOL DECK	0	100	0	0	874.00	SF	7.25	7.25	
7	0911	SCRN RM A	0	100	0	0	1,005.00	SF	17.50	17.50	
8	0855	CONC PAVER	0	100	52	3	156.00	SF	10.00	10.00	

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	100	0003	R-1	0.00	0.00	1.00	LT	



2813 N LAGUNA DR, FERNANDINA BEACH

BLD DATE		LGL DATE	
XF DATE		LAND DATE	
INC DATE		AG DATE	

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	0	1.00	UT	3,500.00	3,500.00	100	1996	1996	3	79	2,765	
2	0877	JACUZZI	0	100	0	0	1.00	UT	1,000.00	1,000.00	100	1996	1996	3	20	200	
3	0855	CONC PAVER	0	100	24	3	72.00	SF	7.00	7.00	100	2013	2013	3	94	474	
4	0855	CONC PAVER	0	100	44	16	704.00	SF	7.00	7.00	100	2013	2013	3	94	4,632	
5	0861	POOL GUNIT	0	100	30	0	376.00	SF	85.00	85.00	100	2012	2012	3	68	21,733	
6	0845	KOOL DECK	0	100	0	0	874.00	SF	7.25	7.25	100	2012	2012	3	93	5,893	
7	0911	SCRN RM A	0	100	0	0	1,005.00	SF	17.50	17.50	100	2012	2012	3	55	9,673	
8	0855	CONC PAVER	0	100	52	3	156.00	SF	10.00	10.00	100	2012	2012	3	93	1,451	

TOTAL OB/XF											
46,821											

NASSAU COUNTY PROPERTY											
PAGE 1 of 1 2											
VALUATION SUMMARY											
VALUATION BY						STANDARD					
Tax Group: 2						Tax Dist:					
BUILDING MARKET VALUE						293,306					
TOTAL MARKET OB/XF VALUE						46,821					
TOTAL LAND VALUE - MARKET						275,000					
TOTAL MARKET VALUE						615,127					
SOH/AGL Deduction						168,666					
ASSESSED VALUE						446,461					
TOTAL EXEMPTION VALUE						HX HB 50,000					
BASE TAXABLE VALUE						396,461					
TOTAL JUST VALUE						615,127					
NCON VALUE						0					
INCOME VALUE											
PREVIOUS YEAR MKT VALUE						603,966					

PERMIT NUM	DESCRIPTION	AMT	ISSUED
20170597	HDBRD	10,200	03/02/2017
20120391	SCRN ROOM FOR POO	10,200	03/06/2012
20120053	SWIM POOL	22,000	01/12/2012
20111300	RE-ROOF	6,000	08/04/2011
20111306	REPLACE 2 EXT.DOO	3,000	08/03/2011
969547	NEW CONSTR	85,465	07/25/1996

SALES DATA							
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE	
2357/0772	4/23/2020	WD Q	I	I	01	520,000	
GRANTOR: BLUM JACOB & MINDY L							
GRANTEE: ANKRUM LANCE J & JE							
1749/0733	7/25/2011	TD Q	I	I	01	257,500	
GRANTOR: MENTZ DEBORAH K TRUST							
GRANTEE: BLUM JACOB & MINDY							

BUILDING NOTES											
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BUILDING DIMENSIONS											
BAS=[YR=1996] W18 PTO=[YR=1996] N13 W11 FOP=[YR=1994] W19 S16 E16 N3 E1 R2 U2 N11\$ S11 E5 D2 R2 E4\$ W4 L2 U2 W5 D2 L2 W1 S3 W16 N3 W12 S34 E12 S1 E9 FOP=[YR=1996] S2 E8 N2 W2 N3 W4 S3 W2\$ E2 N3 E4 S3 E12 FGR=[YR=1996] S8 E21 N23 W9 S3 W12 S12\$ N12 E12 N3 E9 N20\$.											