



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 80
Interior Floo	11	CLAY TILE 20
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		5 100
Bathrooms		4.5 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100
Occupancy	00	NONE 100

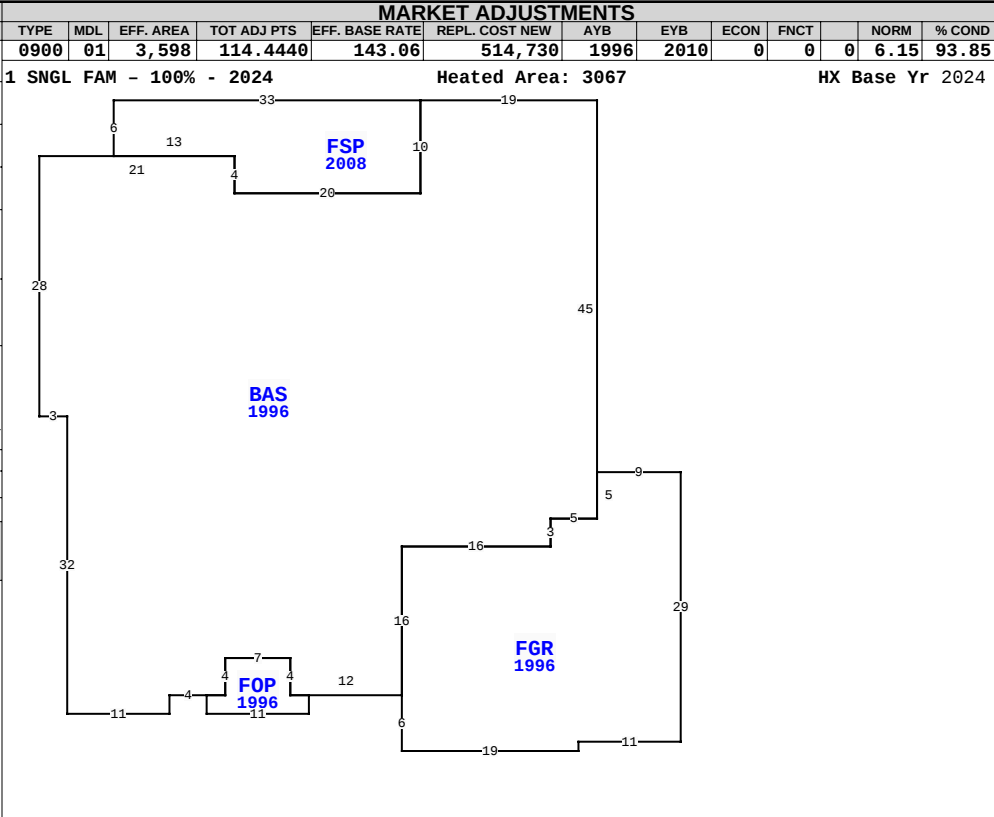
Quality	05	Quality Level 05
DOR CODE	0100	SINGLE FAMILY
MAP NUM		MKT AREA 01
NEIGHBORHOOD/LOC	1081.00	

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	3,067	100	3,067	411,781
FGR	736	55	405	54,376
FOP	50	30	15	2,014
FSP	278	40	111	14,903

TOTALS	4,131	3,598	483,074
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EXTRA FEATURES											
L N	OB/XF CODE	DESCRIPTION	BLD	CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE	NOTES
1	0861	POOL GUNIT	0	100	0	0	450.00	SF	85.00		
2	0855	CONC PAVER	0	100	0	0	904.00	SF	10.00		
3	0810	CONCRETE A	0	100	0	0	1,179.00	SF	6.50		
4	0500	FP-PRE FAB	0	100	0	0	1.00	UT	3,500.00		
5	0940	SHEDS/PORT	0	100	8	12	96.00	SF	30.00		

LAND DESCRIPTION											
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	NOTES
1	000100	C	SFR	100	0003	R-1	0.00	0.00	1.00	LT	



2805 N LAGUNA DR, FERNANDINA BEACH	BLD DATE 03/27/2015	KK	LGL DATE
	XF DATE		LAND DATE
	INC DATE		AG DATE

TOTAL OB/XF											
23,018											

NASSAU COUNTY PROPERTY											
VALUATION SUMMARY										PAGE 1 of 1	
VALUATION BY										STANDARD	
Tax Group: 2										Tax Dist:	
BUILDING MARKET VALUE										483,074	
TOTAL MARKET OB/XF VALUE										23,018	
TOTAL LAND VALUE - MARKET										412,500	
TOTAL MARKET VALUE										918,592	
SOH/AGL Deduction										0	
ASSESSED VALUE										918,592	
TOTAL EXEMPTION VALUE										50,000	
BASE TAXABLE VALUE										868,592	
TOTAL JUST VALUE										918,592	
NCON VALUE										0	
INCOME VALUE											
PREVIOUS YEAR MKT VALUE										892,171	

PERMIT NUM	DESCRIPTION	AMT	ISSUED
20091124	ALL WINDOWS REPLA	50,000	08/25/2009
20032701	SCREEN ENCLOSURE	6,000	03/14/2003
990226	8X12 SHED	1,000	04/14/1999
969819	SWIM POOL	13,650	05/15/1996
969764	NEW CONSTR	154,306	04/19/1996

SALES DATA									
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE			
2624/1901	2/21/2023	WD	Q	I	01	1,200,000			
GRANTOR: CHANCE ELIZABETH L &									
GRANTEE: DUDLEY TIMOTHY R &									
2424/0358	1/08/2021	WD	Q	I	01	774,000			
GRANTOR: PERRONE JOSEPH & MARL									
GRANTEE: CHANCE ELIZABETH L									

BUILDING NOTES											
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BUILDING DIMENSIONS											
BAS=[YR=1996] W19 FSP=[YR=2008] W33 S6 E13 S4 E20 N10 \$ S10 W20 N4 W21 S28 E3 S32 E11 N2 E4 FOP=[YR=1996] S2 E11 N2 W2 N4 W7 S4 W2 \$ E2 N4 E7 S4 E12 FGR=[YR=1996] S6 E19 N1 E11 N29 W9 S5 W5 S3 W16 S16 \$ N16 E16 N3 E5 N45 \$.											