



BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	20	FACE BRICK 90
Exterior Wall	10	ABOVE AVG 10
Roof Structure	08	IRREGULAR 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floor	14	CARPET 80
Interior Floor	15	HARDTILE 20
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

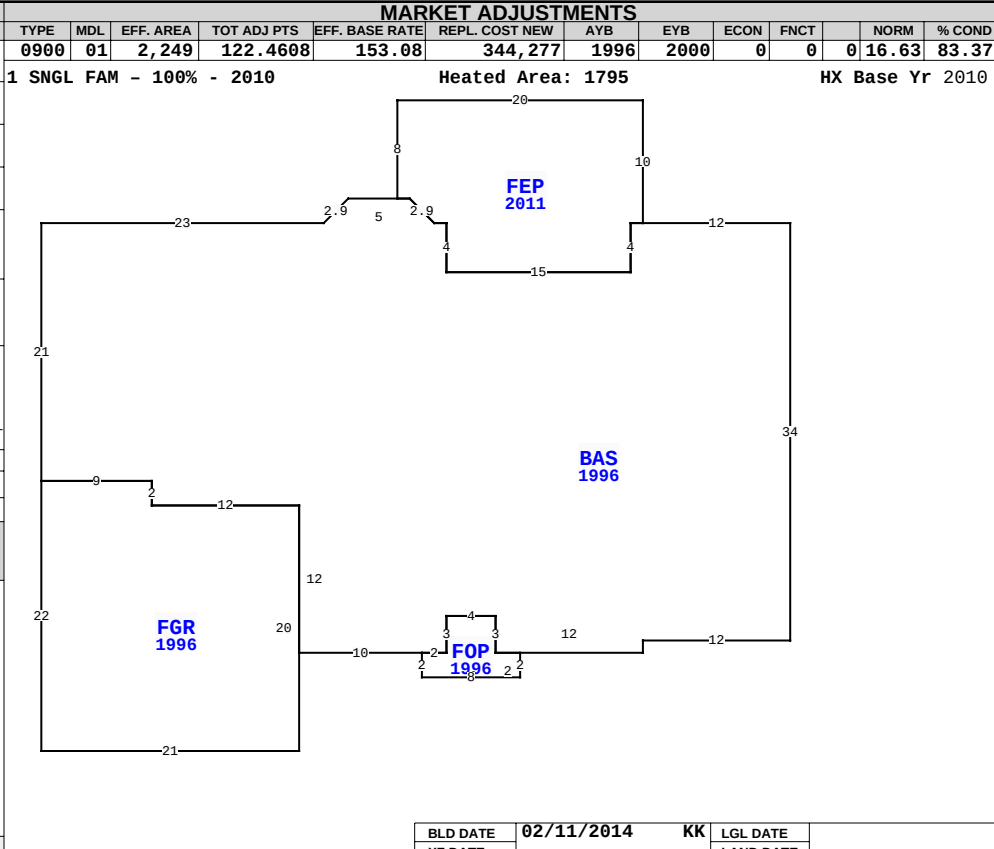
Quality	05	Quality Level 05
DOR CODE	0100	SINGLE FAMILY

MAP NUM		MKT AREA	01
NEIGHBORHOOD/LOC	1081.00		

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,795	100	1,795	229,083
FEP	256	80	205	26,162
FGR	438	55	241	30,757
FOP	28	30	8	1,021
TOTALS	2,517		2,249	287,024

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	0 100	0	0	796.00	SF	6.50	6.50	100	1996	1996	3	72	3,725	
2	0855	CONC PAVER	0 100	0	0	1,113.00	SF	10.00	10.00	100	2011	2011	3	92	10,240	
3	0940	SHEDS/PORT	0 100	6	3	18.00	SF	30.00	30.00	100	2011	2011	3	50	270	
4	0825	BRICK	0 100	7	3	21.00	SF	12.50	12.50	100	1996	1996	3	91	239	
5	0861	POOL GUNIT	0 100	0	0	506.00	SF	85.00	85.00	100	2014	2014	3	75	32,258	
6	0855	CONC PAVER	0 100	0	0	373.00	SF	10.00	10.00	100	2014	2014	3	95	3,544	

LAND DESCRIPTION			TOTAL OB/XF 50,276													
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
1	000100	C	SFR	100	0003	R-1	0.00	0.00	1.00	LT		1.00	1.00	1.00	275,000.00	275,000.00



BLD DATE	02/11/2014	KK	LGL DATE	
XF DATE			LAND DATE	
INC DATE			AG DATE	
861 W LAGUNA DR, FERNANDINA BEACH				

NASSAU COUNTY PROPERTY		PAGE 1 of 1	2
VALUATION SUMMARY		STANDARD	
VALUATION BY	Tax Group: 2	Tax Dist:	
BUILDING MARKET VALUE			287,024
TOTAL MARKET OB/XF VALUE			50,276
TOTAL LAND VALUE - MARKET			275,000
TOTAL MARKET VALUE			612,300
SOH/AGL Deduction			324,120
ASSESSED VALUE			288,180
TOTAL EXEMPTION VALUE	HX HB WX		55,000
BASE TAXABLE VALUE			233,180
TOTAL JUST VALUE			612,300
NCON VALUE			0
INCOME VALUE			
PREVIOUS YEAR MKT VALUE			601,808

PERMIT NUM	DESCRIPTION	AMT	ISSUED
20132138	SWIM POOL	34,995	09/13/2013
20121395	RE-ROOF	5,000	07/13/2012
20111936	REPLACE TUB W/SHO	2,400	10/27/2011
20111860	REPLACE 1 WINDOW	800	10/14/2011
20110221	H/AC	1,500	02/15/2011
20110001	ELEC.FOR ADDITION	800	01/03/2011

SALES DATA					
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD
2556/0578	4/18/2022	LE U	I	I	11
GRANTOR: WENDROFF CHARMAINE E					
GRANTEE: GRAY RICHARD					
1650/1082	11/20/2009	WD U	I	I	12
GRANTOR: FANNIE MAE					
GRANTEE: WENDROFF ALLAN & CH					

BUILDING NOTES	

BUILDING DIMENSIONS	
BAS=[YR=1996] W12 FEP=[YR=2011] N10 W20 S8 E1 D2 R2	
E1S4E15N4E1\$ W1S4W15N4 W1 U2 L2 W5 L2 D2 W23 S21	
FGR=[YR=1996] S22E21 N20 W12 N2 W9\$ E9 S2 E12 S12 E10	
FOP=[YR=1996] S2 E8 N2 W2 N3W4 S3 W2\$ E2 N3 E4 S3 E12 N1 E12 N34\$.	