



BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	16	WD FR STUC 70
Exterior Wall	05	AVERAGE 30
Roof Structure	08	IRREGULAR 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floor	14	CARPET 60
Interior Floor	13	LVT/LAMNT 40
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms	4	100
Bathrooms	3	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
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NEIGHBORHOOD/LOC	1081.00
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AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	2,663	100	2,663	363,201
FGR	420	55	231	31,506
FOP	61	30	18	2,455
FOP	128	30	38	5,183

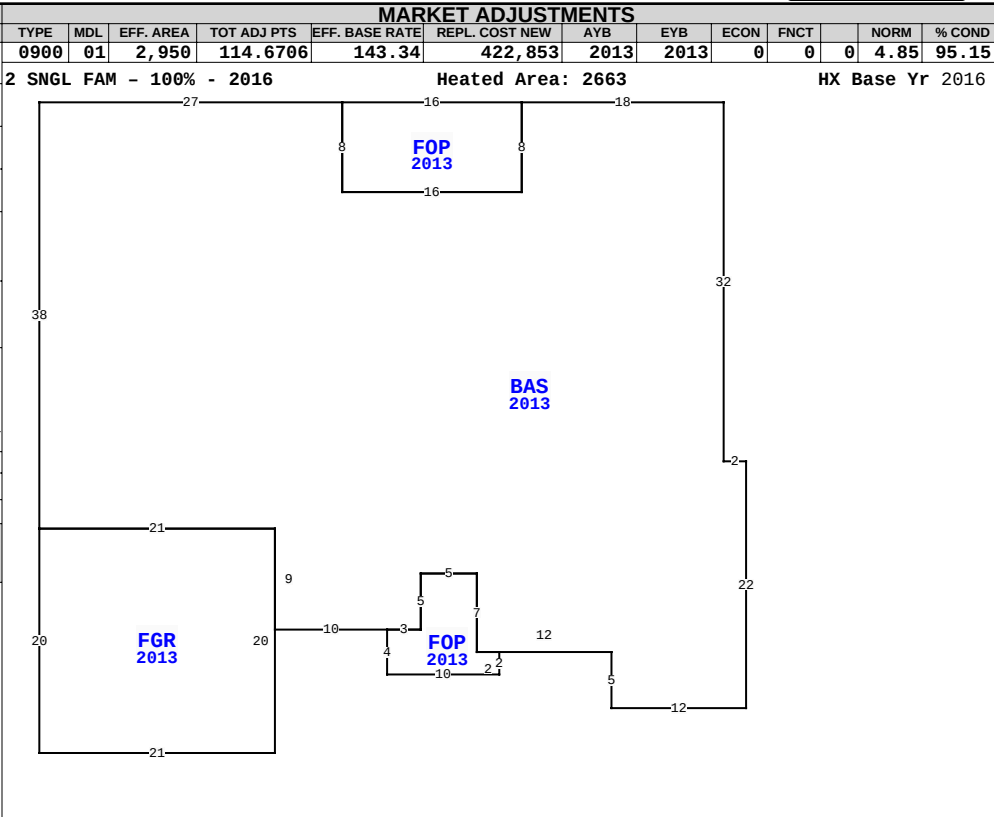
TOTALS	3,272		2,950	402,345
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EXTRA FEATURES

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	0811	CONCRETE B	0	100	55	16	820.00	SF	5.20	5.20	100	1997	1997	3	73	3,113	
2	0810	CONCRETE A	0	100	0	0	87.00	SF	6.50	6.50	100	1997	1997	3	73	413	
3	0861	POOL GUNIT	0	100	0	0	310.00	SF	85.00	85.00	100	1997	1997	3	20	5,270	
4	0845	KOOL DECK	0	100	0	0	554.00	SF	14.50	14.50	100	1997	1997	3	73	5,864	
5	0910	SCRN RM L	0	100	45	20	900.00	SF	15.00	15.00	100	2013	2013	3	60	8,100	
6	0504	FP-ELECTRI	0	100	0	0	1.00	UT	2,000.00	2,000.00	100	2013	2013	3	96	1,920	

LAND DESCRIPTION

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	000134	C	SFR POND	100	0003	R-1	0.00	0.00	1.00	LT		1.00	1.00	1.10	275,000.00	302,500.00	302,500							



BLD DATE	10/25/2013	KK	LGL DATE	
XF DATE			LAND DATE	
INC DATE			AG DATE	

860 W LAGUNA DR, FERNANDINA BEACH

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	0811	CONCRETE B	0	100	55	16	820.00	SF	5.20	5.20	100	1997	1997	3	73	3,113	
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5	0910	SCRN RM L	0	100	45	20	900.00	SF	15.00	15.00	100	2013	2013	3	60	8,100	
6	0504	FP-ELECTRI	0	100	0	0	1.00	UT	2,000.00	2,000.00	100	2013	2013	3	96	1,920	

TOTAL OB/XF 24,680

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	000134	C	SFR POND	100	0003	R-1	0.00	0.00	1.00	LT		1.00	1.00	1.10	275,000.00	302,500.00	302,500							

NASSAU COUNTY PROPERTY VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 2	Tax Dist:
BUILDING MARKET VALUE	402,345
TOTAL MARKET OB/XF VALUE	24,680
TOTAL LAND VALUE - MARKET	302,500
TOTAL MARKET VALUE	729,525
SOH/AGL Deduction	323,441
ASSESSED VALUE	406,084
TOTAL EXEMPTION VALUE	50,000
BASE TAXABLE VALUE	356,084
TOTAL JUST VALUE	729,525
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	712,604

PERMIT NUM	DESCRIPTION	AMT	ISSUED
20131120	GAS	1,600	05/21/2013
20130592	NC SRF	281,032	03/22/2013
20111319	REMODEL	750	08/08/2011
20110968	GAS	695	06/15/2011
10292	SWIM POOL	16,250	02/06/1997
10071	NEW CONSTR	103,670	10/04/1996

SALES DATA				
OFF RECORD Number	DATE	TYPE INST	Q / I	V / I
1787/1167	3/21/2012	WD U	I	30

GRANTOR: MARIS JOHN B & SHARON									
GRANTEE: MARIS JOHN B & SHAR									
1741/0309	5/23/2011	WD	U	I	11	254,500			
GRANTOR: BANK OF AMERICA NA									
GRANTEE: MARIS JOHN B & SHAR									

BUILDING NOTES

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BUILDING DIMENSIONS

BAS=[YR=2013] W2 N32 W18 FOP=[YR=2013] W16 S8 E16 N8\$ S8 W16 N8 W27 S38 FGR=[YR=2013] S20 E21 N20 W21\$ E21 S9 E10 FOP=[YR=2013] S4 E10 N2 W2 N7 W5 S5 W3\$ E3 N5 E5 S7 E12 S5 E12 N22\$.