



BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	05	AVERAGE 70
Exterior Wall	20	FACE BRICK 30
Roof Structure	08	IRREGULAR 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floor	11	CLAY TILE 50
Interior Floor	14	CARPET 50
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms	4	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		

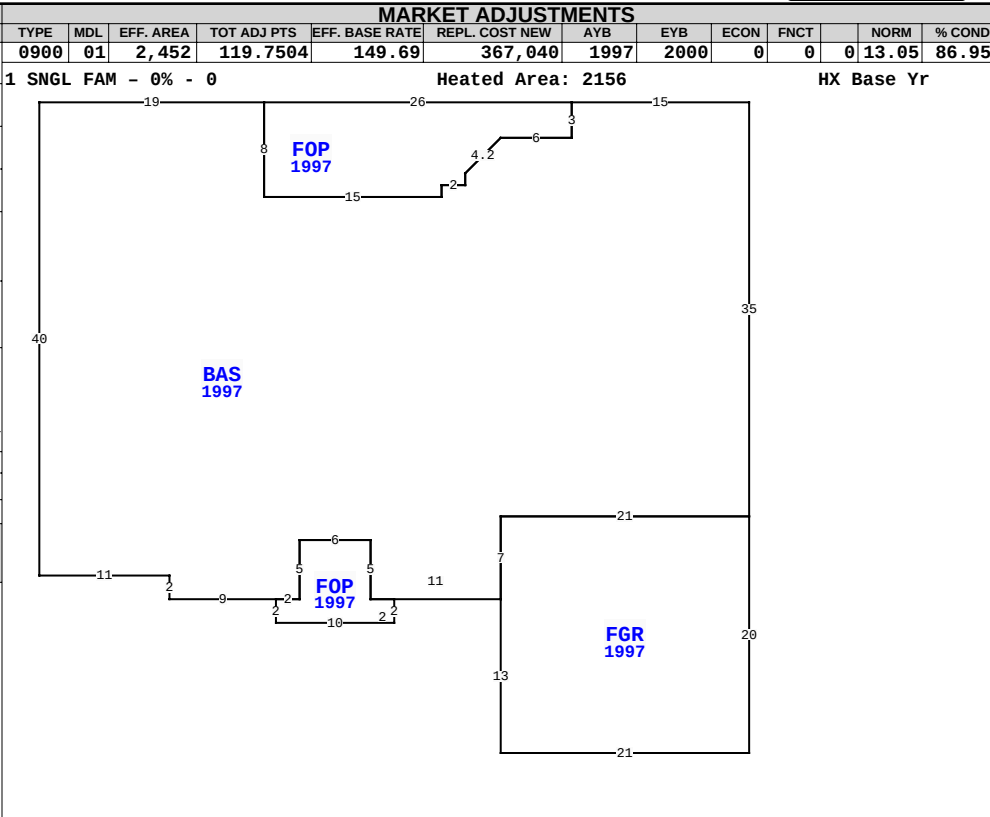
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	2,156	100	2,156	280,615
FGR	420	55	231	30,066
FOP	50	30	15	1,952
FOP	166	30	50	6,508

TOTALS	2,792		2,452	319,141
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EXTRA FEATURES									
L N	OB/XF CODE	DESCRIPTION	BLD	CAP	L	W	UNITS	UT	Adj R
1	0500	FP-PRE FAB	0	0	0	0	1.00	UT	3,500.00
2	0861	POOL GUNIT	0	0	0	0	406.00	SF	85.00
3	0845	KOOL DECK	0	0	0	0	684.00	SF	14.50
4	0910	SCRN RM L	0	0	0	0	1,090.00	SF	15.00
5	0810	CONCRETE A	0	0	0	0	824.00	SF	6.50
6	0871	POOL HTR R	0	0	0	0	1.00	UT	4,000.00

LAND DESCRIPTION									
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS
1	000134	C	SFR POND	0	0003	R-1	0.00	0.00	1.00

REVIEW DATE	10/28/2019	BY	DJA
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BLD DATE	02/11/2014	KK	LGL DATE	
XF DATE			LAND DATE	
INC DATE			AG DATE	

2810 N LAGUNA DR, FERNANDINA BEACH

TOTAL OB/XF									
24,922									
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS
1	000134	C	SFR POND	0	0003	R-1	0.00	0.00	1.00

Total Acres:	0.00	Total Land Value:	302,500	Market:	0	Agricultural:	0
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NASSAU COUNTY PROPERTY			
PAGE 1 of 1			2
VALUATION SUMMARY			
VALUATION BY		STANDARD	
Tax Group: 2		Tax Dist:	
BUILDING MARKET VALUE		319,141	
TOTAL MARKET OB/XF VALUE		24,922	
TOTAL LAND VALUE - MARKET		302,500	
TOTAL MARKET VALUE		646,563	
SOH/AGL Deduction		84,696	
ASSESSED VALUE		561,867	
TOTAL EXEMPTION VALUE		0	
BASE TAXABLE VALUE		561,867	
TOTAL JUST VALUE		646,563	
NCON VALUE		0	
INCOME VALUE			
PREVIOUS YEAR MKT VALUE		633,267	

PERMIT NUM	DESCRIPTION	AMT	ISSUED
20070503	H/AC	0	03/28/2007
10126	SWIM POOL	21,600	11/08/1996
10020	NEW CONSTR	107,674	09/06/1996

SALES DATA					
OFF RECORD Number	DATE	TYPE INST	Q / I	V / I	RSN CD
0880/0349	4/23/1999	WD Q	Q	I	
GRANTOR: TOMIDY GEROG E J & JOA					
GRANTEE: LATHAM MARGARET DAW					
0784/0749	2/10/1997	WD Q	Q	I	
GRANTOR: CENTEX REAL ESTATE CO					
GRANTEE: TOMIDY GEORGE J & J					

BUILDING NOTES									
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BUILDING DIMENSIONS									
BAS=[YR=1997] W15 FOP=[YR=1997] W26 S8 E15 N1 E2 N1 R3 U3 E6 N3\$ S3 W6 D3 L3 S1 W2 S1 W15 N8 W19 S40 E11 S2 E9 FOP=[YR=1997] S2 E10 N2 W2 N5 W6 S5 W2 \$ E2 N5 E6 S5 E11 FGR=[YR=1997] S13 E21 N20 W21 S7 \$ N7 E21 N35 \$.									