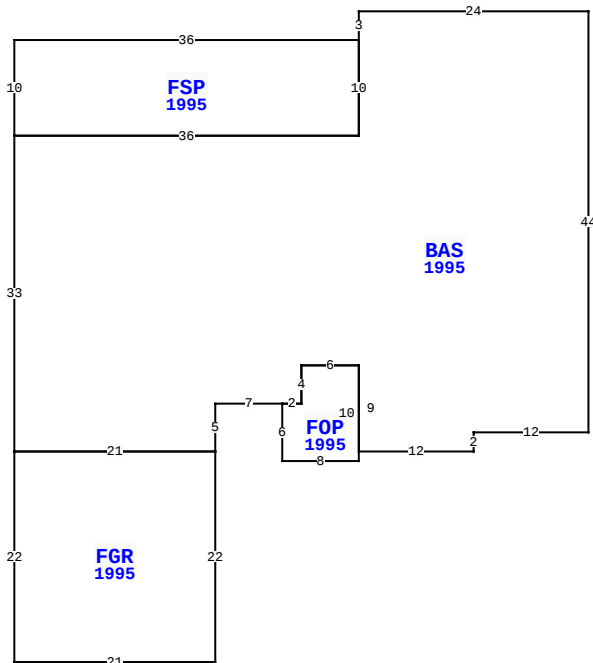




BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	16	WD FR STUC 80
Exterior Wall	05	AVERAGE 20
Roof Structur	08	IRREGULAR 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 80
Interior Floo	15	HARDTILE 20
Air Condition	03	CENTRAL 100
Heating Type	04	AIR 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	2,169	100	2,169	273,469
FGR	462	55	254	32,024
FOP	72	30	22	2,773
FSP	360	40	144	18,156
TOTALS	3,063		2,589	326,422

MARKET ADJUSTMENTS											
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
0900	01	2,589	117.2160	146.52	379,340	1995	1995	0	0	13.95	86.05
1 SNGL FAM - 100% - 2023											
Heated Area: 2169											
HX Base Yr											
											
869 ATLANTIC VIEW DR, FERNANDINA BEACH											
BLD DATE 02/11/2014 KK LGL DATE											
XF DATE											
INC DATE											
LAND DATE											
AG DATE											

NASSAU COUNTY PROPERTY			
VALUATION SUMMARY			PAGE 1 of 1 2
VALUATION BY		STANDARD	
Tax Group: 2		Tax Dist:	
BUILDING MARKET VALUE		326,422	
TOTAL MARKET OB/XF VALUE		8,815	
TOTAL LAND VALUE - MARKET		302,500	
TOTAL MARKET VALUE		637,737	
SOH/AGL Deduction		0	
ASSESSED VALUE		637,737	
TOTAL EXEMPTION VALUE		13	637,737
BASE TAXABLE VALUE		0	
TOTAL JUST VALUE		637,737	
NCON VALUE		0	
INCOME VALUE			
PREVIOUS YEAR MKT VALUE		623,498	

PERMIT NUM	DESCRIPTION	AMT	ISSUED
20032970	BREAKER EXCHANGED	1,000	04/22/2003
20032857	H/AC	3,000	04/07/2003
B959090	NEW CONSTR	98,644	05/22/1995

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2412/1745	11/30/2020	WD	Q	I	01	485,000
GRANTOR: BALLOU DEBORAH L						
GRANTEE: BRANCH SUZANNE H &						
1704/0485	10/12/2010	QC	U	I	11	100
GRANTOR: SWIFT DEBORAH L						
GRANTEE: BALLOU DEBORAH L						

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
1	0504	FP-ELECTRI	0 100	0	0	1.00	UT	2,000.00	2,000.00	100	1995	1995	3	77
2	0812	CONCRETE C	0 100	0	0	1,031.00	SF	4.00	4.00	100	1995	1995	3	70
3	0835	QUARY TILE	0 100	0	0	442.00	SF	10.00	10.00	100	1999	1999	3	77
4	0810	CONCRETE A	0 100	4	4	16.00	SF	6.50	6.50	100	1995	1995	3	70
5	0351	CARPORT MT	0 100	38	4	152.00	SF	10.00	10.00	100	2013	2013	3	60
TOTAL OB/XF 8,815														

BUILDING NOTES									
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BUILDING DIMENSIONS									
BAS=[YR=1995] W24 S3 FSP=[YR=1995] W36 S10 E36 N10 \$ S10 W36 S33 FGR=[YR=1995] S22 E21 N22 W21 \$ E21 N5 E7 FOP=[YR=1995] S6 E8 N10 W6 S4 W2 \$ E2 N4 E6 S9 E12 N2 E12 N44 \$.									

LAND DESCRIPTION										TOTAL OB/XF										8,815									
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPTH 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												
																							</						