



BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	10	ABOVE AVG 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floop	12	HARDWOOD 100
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2.5 100
Frame	02	WOOD FRAME 100
Stories	2.	2. 100
Units		0 100

Quality	03	Quality Level 03
DOR CODE	0100	SINGLE FAMILY

MAP NUM		MKT AREA	01
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NEIGHBORHOOD/LOC	1003.00
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AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,472	100	1,472	293,748
FGR	504	55	277	55,277
FOP	40	30	12	2,395
FOP	512	30	154	30,732
FUS	1,042	100	1,042	207,939
STR	76	10	8	1,596

TOTALS	3,646		2,965	591,687
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EXTRA FEATURES				
L N	OB/XF CODE	DESCRIPTION	BLD CAP	L W

1	0500	FP-PRE FAB	0 100	0 0
2	0855	CONC PAVER	0 100	0 0

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
0500	11	2,965	133.7056	200.56	594,660	2021	2021	0	0	0.50	99.50
1 SFR CUST - 100% - 2023											
Heated Area: 2514											
HX Base Yr 2023											

1020 WHITE ST, FERNANDINA BEACH	BLD DATE	LGL DATE	04/18/2024	MLU
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ORIG COND	YEAR ON	YEAR ACTUAL	Q	% COND	OB/XF MKT VALUE	NOTES
100	2021	2021	3	99	3,465	
100	2021	2021	3	99	5,059	

LAND DESCRIPTION											
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T

1	000100	C	SFR	100	0010	OT-1	46.00	93.00	46.60	FF	1.00
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REVIEW DATE	12/26/2022	BY	TWA	Total Acres: 0.00	Total Land Value: 237,660	Market: 0	Agricultural: 0	Common: 237,660
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NASSAU COUNTY PROPERTY											
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VALUATION BY		STANDARD
Tax Group: 2	Tax Dist:	
BUILDING MARKET VALUE		591,687
TOTAL MARKET OB/XF VALUE		8,524
TOTAL LAND VALUE - MARKET		237,660
TOTAL MARKET VALUE		837,871
SOH/AGL Deduction		45,542
ASSESSED VALUE		792,329
TOTAL EXEMPTION VALUE	HX HB	50,000
BASE TAXABLE VALUE		742,329
TOTAL JUST VALUE		837,871
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		769,251

PERMIT NUM	DESCRIPTION	AMT	ISSUED
20211022	CO ISSUED	0	12/09/2021
20211022	NEW CONSTR	0	03/16/2021

SALES DATA									
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE			
2697/1996	3/05/2024	FJ U	I	11		0			

GRANTOR: MOCK MICHAEL D									
GRANTEE: MOCK BRITT TYLER									
2402/0395	10/20/2020	WD	Q	V	01	130,000			
GRANTOR: STEWART CHRISTINE & K									
GRANTEE: MOCK MICHAEL D									

BUILDING NOTES									
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BUILDING DIMENSIONS									
FGR=[YR=2021] W24 S21 E16 FOP=[YR=2021] S5 BAS=[YR=2021] W28 S16 FOP=[YR=2021] S32 D8 R8 E28 N8 W28 N32 W8 \$ E8 S32 E28 N48 W8 \$ E8 N5 W8 \$ E8 N21 \$ PTR= E30 FUS=[YR=2021] E25 S6 E7 S20 STR=[YR=2021] S12 W7 N4 E3 N4 W4 N4 E8 \$ W8 S4 E4 S4 W3 S4 W23 N28 W2 N10 \$ W30 \$.									