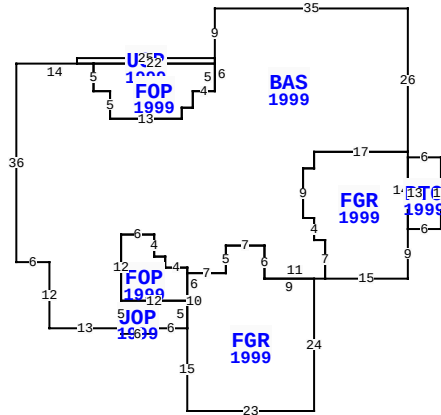
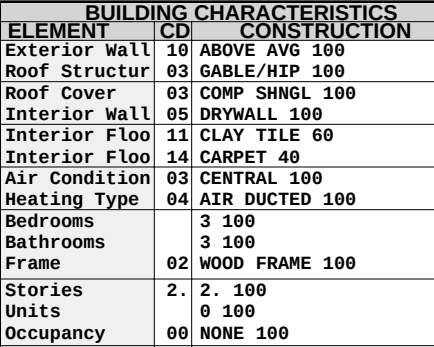


MORTENSEN TRUST/MORTENSEN SANDRA H TRUSTEE
4400 TITLEIST DRIVE
FERNANDINA BEACH, FL 32034

00-00-31-163N-0014-0000



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MAP NUM		MKT AREA	01
NEIGHBORHOOD/LOC	1072.00		

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	2, 529	100	2, 529	427, 646
FGR	395	55	217	36, 694
FGR	601	55	331	55, 971
FOP	112	30	34	5, 749
FOP	181	30	54	9, 131
FUS	402	100	402	67, 977
PTO	78	5	4	676
UOP	25	20	5	845
UOP	66	20	13	2, 198

TOTALS	4,389		3,589	606,889

EXTRA FEATURES						
L N	OBX/F CODE	DESCRIPTION	BLD	CAP	L	W
1	0812	CONCRETE C	0	100	0	0
2	0810	CONCRETE A	0	100	0	0
3	0861	POOL GUNIT	0	100	0	0
4	0845	KOOL DECK	0	100	0	0
5	0910	SCRN RM L	0	100	33	24
6	0877	JACUZZI	0	100	0	0
7	0504	FP-ELECTRI	0	100	0	0
8	0871	POOL HTR R	0	100	0	0

[illegible][illegible]

NASSAU COUNTY PROPERTY		PAGE 1 of 1	2
VALUATION SUMMARY			
VALUATION BY			STANDARD
Tax Group: 2	Tax Dist:		
BUILDING MARKET VALUE			606,889
TOTAL MARKET OB/XF VALUE			24,027
TOTAL LAND VALUE - MARKET			200,000
TOTAL MARKET VALUE			830,916
SOH/AGL Deduction			434,996
ASSESSED VALUE			395,920
TOTAL EXEMPTION VALUE	HX HB WX		55,000
BASE TAXABLE VALUE			340,920
TOTAL JUST VALUE			830,916
NCON VALUE			0
INCOME VALUE			
PREVIOUS YEAR MKT VALUE			804,635

PERMIT NUM	DESCRIPTION	AMT	ISSUED
20090786	H/AC	9,981	06/19/2009
20071017	REMODEL	500	06/06/2007
B990300	XFOB	4,542	04/27/1999
B985085	SWIM POOL	18,700	03/03/1999
B984687	NEW CONSTR	180,000	12/17/1998

SALES DATA							
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE	
2308/0165	9/12/2019	SW	U	I	11	100	
GRANTOR:MORTENSEN SANDRA H							
GRANTEE:THE MORTENSEN TRUST							
0852/1132	10/16/1998	WD	Q	V		55,000	
GRANTOR:MANNING MARK & DIXIE							
GRANTEE:MORTENSEN CHARLES A							

BUILDING NOTES	

BUILDING DIMENSIONS																			
BAS=[YR=1999] W35 S9 U0P=[YR=1999] W25 S1 E3 FOP=[YR=1999]																			
S5	E3	S5	E13	N2	E2	N3	E4	N5	W22	\$	E22	N1	\$	S6	W4	S3	W2	S2	W13
N5	W3	N5	W14	S36	E6	S12	E13	U0P=[YR=1999]	S1	E6	N1	E6							
FGR=[YR=1999] S15 E23 N24 W9 N6 W7 S5 W10 \$ N5 W12 S5 \$																			
N5 FOP=[YR=1999] N12 E6 S4E2 S4 E4 S6 W12 \$ N12 E6 S4 E2 S2																			
E4	S1	E7	N5	E7	S6	E11	FGR=[YR=1999]	E15	N9	P70=[YR=1999]	E6								
N13	W6	S13	\$	N14	W17	S3	W2	S9	E2	S4	E2	S7	\$	W7	N2	W4	W2	N9	E2
N3	E17	N26	\$	PTR=[YR=1999]	N5	FUS=[YR=1999]	N9	E4	N6	W4	N15	W8	S6	W4					
S3	W2	S21	E14	\$	S15	\$													

REVIEW DATE	05/12/2019	BY	KBA	Total Acres: 0.00	Total Land Value: 200,000	Market: 0	Agricultural: 0	Common: 200,000	PRINTED 08/06/2024 BY SYS
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