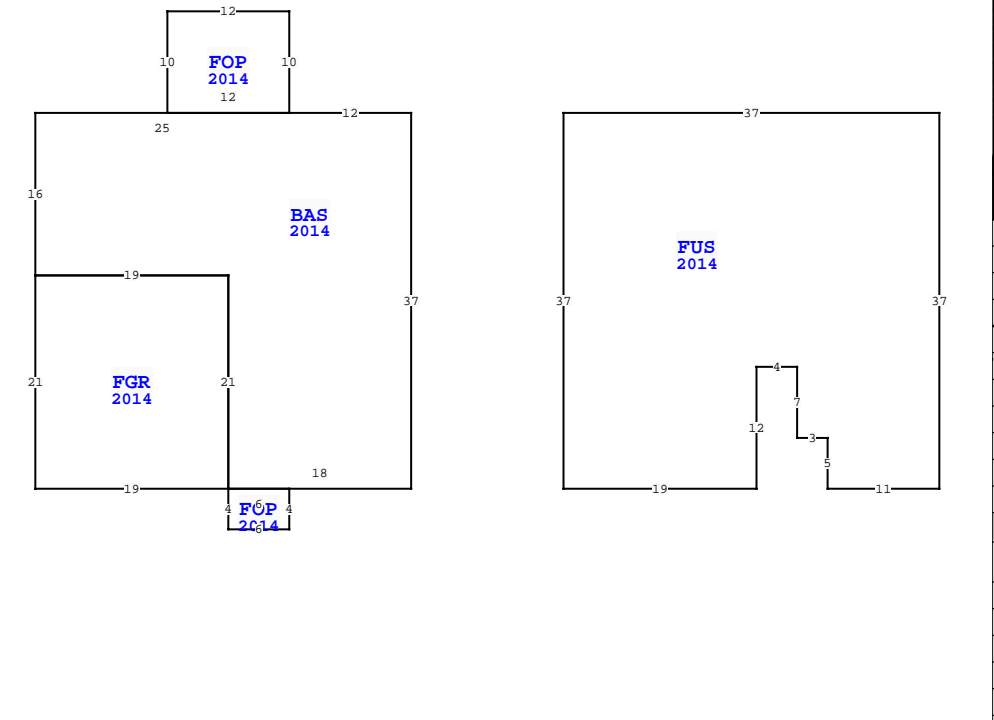


BUILDING CHARACTERISTICS	
ELEMENT	CD CONSTRUCTION
Exterior Wall	10 ABOVE AVG 100
Roof Structur	03 GABLE/HIP 100
Roof Cover	03 COMP SHNGL 100
Interior Wall	05 DRYWALL 100
Interior Floo	14 CARPET 60
Interior Floo	11 CLAY TILE 40
Air Condition	03 CENTRAL 100
Heating Type	04 AIR DUCTED 100
Bedrooms	4 100
Bathrooms	2.5 100
Frame	02 WOOD FRAME 100
Stories	2. 2. 100
Units	0 100
Occupancy	00 NONE 100

MARKET ADJUSTMENTS											
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
0900	01	2,538	108.6720	135.84	344,762	2014	2014	0	0	4.00	96.00



AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	970	100	970	126,494
FGR	399	55	219	28,559
FOP	24	30	7	913
FOP	120	30	36	4,694
FUS	1,306	100	1,306	170,311

TOTALS	2,819		2,538	330,972
--------	-------	--	-------	---------

1877 INDIGO ST, 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	0	848.00	SF	5.20	5.20	100	2014	2014	3	95	4,189	
2	0810	CONCRETE A	0	100	9	27.00	SF	6.50	6.50	100	2014	2014	3	95	167	

LAND DESCRIPTION		TOTAL OB/XF																						
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	000100	C	SFR	100	0003	R-1	0.00	0.00	1.00	LT		1.00	1.00	1.00	150,000.00	150,000.00	150,000							

NASSAU COUNTY PROPERTY			
VALUATION SUMMARY			PAGE 1 of 1
VALUATION BY			STANDARD
Tax Group: 2	Tax Dist:		
BUILDING MARKET VALUE			330,972
TOTAL MARKET OB/XF VALUE			4,356
TOTAL LAND VALUE - MARKET			150,000
TOTAL MARKET VALUE			485,328
SOH/AGL Deduction			200,702
ASSESSED VALUE			284,626
TOTAL EXEMPTION VALUE	HX HB	50,000	
BASE TAXABLE VALUE			234,626
TOTAL JUST VALUE			485,328
NCON VALUE			0
INCOME VALUE			
PREVIOUS YEAR MKT VALUE			430,421

PERMIT NUM	DESCRIPTION	AMT	ISSUED
20132708	NEW CONSTR	250,799	11/27/2013

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2601/0254	10/29/2022	QD	U	I	11	100

GRANTOR: GRAY ROBERTA B
GRANTEE: GRAY ROBERTA B REVO
1919/1581 5/21/2014 SW Q I 01 280,000
GRANTOR: D R HORTON INC-JACKSO
GRANTEE: GRAY JOHN P & ROBER

BUILDING NOTES

BUILDING DIMENSIONS
BAS=[YR=2014] W12 FOP=[YR=2014] N10 W12 S10 E12\$ W25 S16
FGR=[YR=2014] S21 E19 N21 W19\$ E19 S21 FOP=[YR=2014] S4 E6
N4 W6\$ E18 N37\$ PTR=E15 FUS=[YR=2014] E37 S37 W11 N5 W3 N7 W4
S12 W19 N37\$ W15\$.