



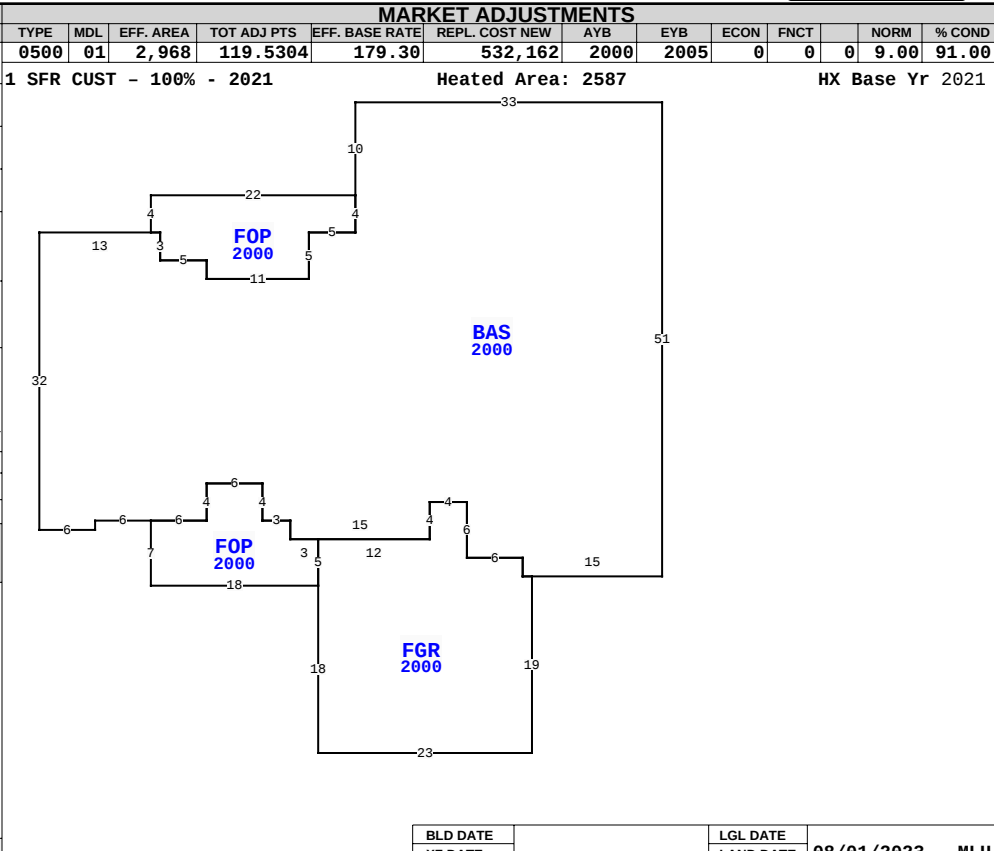
BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	16	WD FR STUC 80
Exterior Wall	23	REINF CONC 20
Roof Structure	08	IRREGULAR 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floor	14	CARPET 60
Interior Floor	15	HARDTILE 40
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms	4	100
Bathrooms	2.5	100
Frame	02	WOOD FRAME 100
Stories	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	1080.00	

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	2,587	100	2,587	422,103
FGR	529	55	291	47,480
FOP	144	30	43	7,016
FOP	158	30	47	7,669
TOTALS	3,418		2,968	484,267

EXTRA FEATURES											
L N	OB/XF CODE	DESCRIPTION	BLD CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE	ORIG COND	YEAR ON
1	0819	CONC 12"	0 100	3	6	18.00	SF	9.50	9.50	100	2000
2	1242	WD DECK A	0 100	3	3	9.00	SF	15.00	15.00	100	2000
3	1242	WD DECK A	0 100	4	8	32.00	SF	10.50	10.50	100	2000
4	0910	SCRN RM L	0 100	30	35	1,050.00	SF	15.00	15.00	100	2000
5	0861	POOL GUNIT	0 100	0	0	438.00	SF	85.00	85.00	100	2000
6	0858	SCULP CONC	0 100	0	0	618.00	SF	13.00	13.00	100	2000
7	0875	HOT TUB	0 100	0	0	1.00	UT	1,200.00	1,200.00	100	2000
8	0871	POOL HTR R	0 100	0	0	1.00	UT	2,000.00	2,000.00	100	2000
9	0810	CONCRETE A	0 100	49	4	196.00	SF	6.50	6.50	100	2000
10	0810	CONCRETE A	0 100	0	0	1,660.00	SF	6.50	6.50	100	2000

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		R-1	0.00	0.00	1.00	LT	



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
1	000100	C	SFR	100		R-1	0.00	0.00	1.00	LT	

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
1	000100	C	SFR	100		R-1	0.00	0.00	1.00	LT	

NASSAU COUNTY PROPERTY			
VALUATION SUMMARY			PAGE 1 of 2
VALUATION BY	STANDARD		
Tax Group: 2	Tax Dist:		
BUILDING MARKET VALUE	484,267		
TOTAL MARKET OB/XF VALUE	30,559		
TOTAL LAND VALUE - MARKET	225,000		
TOTAL MARKET VALUE	739,826		
SOH/AGL Deduction	270,463		
ASSESSED VALUE	469,363		
TOTAL EXEMPTION VALUE	50,000		
BASE TAXABLE VALUE	419,363		
TOTAL JUST VALUE	739,826		
NCON VALUE	0		
INCOME VALUE			
PREVIOUS YEAR MKT VALUE	718,994		

PERMIT NUM	DESCRIPTION	AMT	ISSUED
20200317	REMODEL	35,000	06/01/2020
20101973	H/AC	3,500	11/15/2010
20081168	OTHER	4,545	07/16/2008
2002630	XFOB	5,995	04/04/2000
991068	NEW CONSTR	168,609	08/17/1999

SALES DATA					
OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD
2351/1733	3/27/2020	WD	Q	I	01
GRANTOR: CONDIT CAROL H & PAUL					
GRANTEE: MUELLER MATTHEW & R					
1531/1758	10/23/2007	WD	U	I	01
GRANTOR: CONDIT CAROL H					
GRANTEE: CONDIT CAROL H & PA					

BUILDING NOTES											
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BUILDING DIMENSIONS											
BAS=[YR=2000] W33 S10 FOP=[YR=2000] W22 S4 E1 S3 E5 S2 E11 N5 E5 N4 \$ S4 W5 S5 W11 N2 W5 N3 W13 S32 E6 N1 E6 FOP=[YR=2000] S7 E18 FGR=[YR=2000] S18 E23 N19 W1 N2 W6 N6 W4 S4 W12 S5 \$ N5 W3 N2 W3 N4 W6 S4 W6 \$ E6 N4 E6 S4 E3 S2 E15 N4 E4 S6 E6 S2 E15 N51 \$.											

MUELLER MATTHEW & RACHEL
2727 JEAN LAFITTE DRIVE
FERNANDINA BEACH, FL 32034

00-00-31-1676-0018-0000

[illegible]