

BLOCK 4 LOTS 6 7 8 5 &
S1/2 OF LOT 4
E35 FT OF 25 26 27 28 E OF A1A

PRICE RAYMOND W &/ARSENAULT-PRICE DEBORAH (H&W)
PO BOX 16256
FERNANDINA BEACH, FL 32035

2024

00-00-31-1680-0004-0060



BUILDING CHARACTERISTICS	
ELEMENT	CD
Exterior Wall	17 CB STUCCO 60
Exterior Wall	10 ABOVE AVG 40
Roof Structure	03 GABLE/HIP 100
Roof Cover	03 COMP SHNGL 100
Interior Wall	05 DRYWALL 100
Interior Floor	12 HARDWOOD 90
Interior Floor	11 CLAY TILE 10
Air Condition	03 CENTRAL 100
Heating Type	04 AIR DUCTED 100
Bedrooms	3 100
Bathrooms	2 100
Frame	03 MASONRY 100
Stories	1. 1. 100
Units	0 100
BUD8 Adjustme	02 DIST FB 100
Occupancy	00 NONE 100

Quality	04 Quality Level 04
DOR CODE	0100 SINGLE FAMILY

MAP NUM	MKT AREA	01
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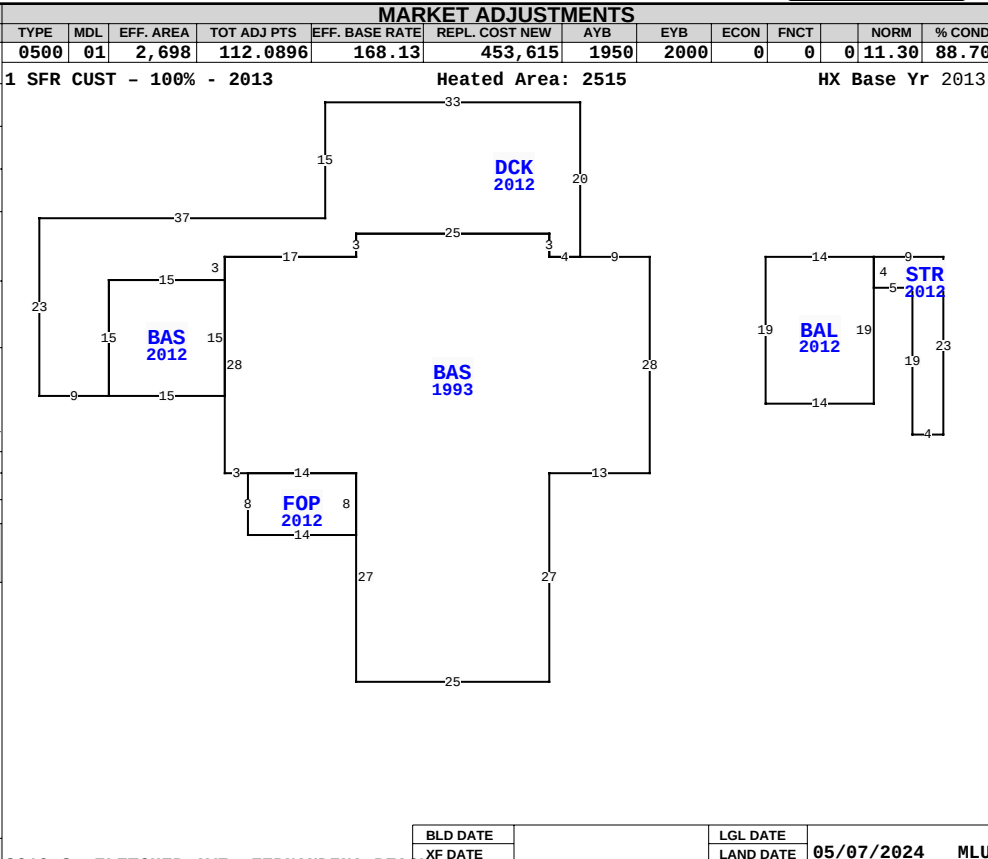
NEIGHBORHOOD/LOC	1053.00
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AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAL	266	15	40	5,965
BAS	2,290	100	2,290	341,511
BAS	225	100	225	33,554
DCK	977	10	98	14,615
FOP	112	30	34	5,070
STR	112	10	11	1,640

TOTALS	3,982	2,698	402,357
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EXTRA FEATURES									
L N	OB/XF CODE	DESCRIPTION	BLD CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE
1	0415	BEACHWALK	0 100	126	4	548.00	SF	5.75	5.75
2	0504	FP-ELECTRI	0 100	0	0	1.00	UT	2,000.00	2,000.00
3	0415	BEACHWALK	0 100	144	4	576.00	SF	5.75	5.75
4	0855	CONC PAVER	0 100	0	0	1,844.00	SF	7.00	7.00
5	0830	FLAGSTONE	0 100	0	0	348.00	SF	12.00	12.00

LAND DESCRIPTION									
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS
1	000120	C	SFR OCN FT	100		R-1	106.00	400.00	106.00



TOTAL OB/XF									
18,110									

NASSAU COUNTY PROPERTY		PAGE 1 of 1	2
VALUATION SUMMARY		STANDARD	
VALUATION BY	Tax Group: 2	Tax Dist:	
BUILDING MARKET VALUE			402,357
TOTAL MARKET OB/XF VALUE			18,110
TOTAL LAND VALUE - MARKET			2,063,820
TOTAL MARKET VALUE			2,484,287
SOH/AGL Deduction			1,384,984
ASSESSED VALUE			1,099,303
TOTAL EXEMPTION VALUE	HX HB		50,000
BASE TAXABLE VALUE			1,049,303
TOTAL JUST VALUE			2,484,287
NCON VALUE			0
INCOME VALUE			
PREVIOUS YEAR MKT VALUE			2,153,860

PERMIT NUM	DESCRIPTION	AMT	ISSUED
20112271	HVAC	2,150	12/22/2011
20111573	ADDITION	40,000	09/07/2011
20111428	REPAIR/RRF	8,000	08/19/2011
20111375	REMODEL	3,000	08/16/2011
20111344	ELEC OTHER	500	08/11/2011
20111298	REMODEL	144,000	08/04/2011

SALES DATA					
OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD
1334/1104	7/20/2005	WD	Q	I	
GRANTOR: VAUGHN ALVIN ET AL P/					SALE PRICE
GRANTEE: PRICE RAYMOND W & D					
1170/1459	9/12/2003	QC	U	I	01
GRANTOR: VAUGHN ALVIN H & C RO					100
GRANTEE: VAUGHN DORIS H					

BUILDING NOTES									
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BUILDING DIMENSIONS									
BAS=[YR=1993] W9 DCK=[YR=2012] N20 W33 S15 W37 S23 E9									
BAS=[YR=2012] E15 N15 W15 S15\$ N15 E15 N3 E17 N3 E25 S3 E4\$									
W4 N3 W25 S3 W17 S28 E3 FOP=[YR=2012] S8 E14 N8 W14\$ E14 S27									
E25 N27 E13 N28 \$ PTR=E15 BAL=[YR=2012] E14 STR=[YR=2012] E9									
S23 W4 N19 W5 N4\$ S19 W14 N19\$ W15\$.									