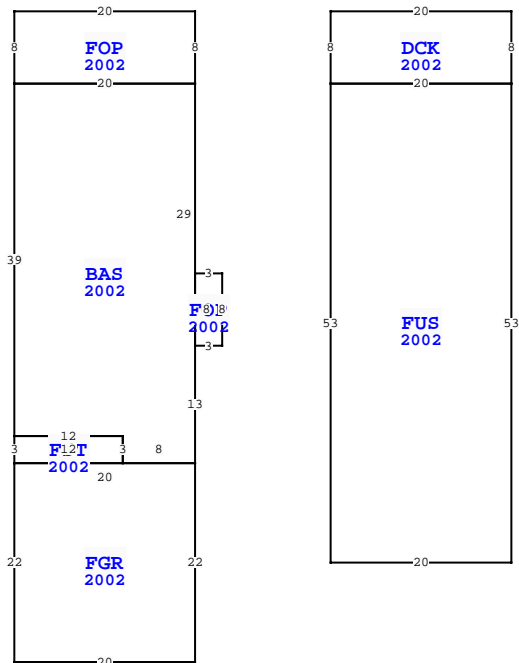




BUILDING CHARACTERISTICS		CONSTRUCTION	
ELEMENT	CD		
Exterior Wall	10	ABOVE AVG	100
Roof Structur	03	GABLE/HIP	100
Roof Cover	03	COMP SHNGL	100
Interior Wall	05	DRYWALL	100
Interior Floor	14	CARPET	60
Interior Floor	11	CLAY TILE	40
Air Condition	03	CENTRAL	100
Heating Type	04	AIR DUCTED	100
Bedrooms		2	100
Bathrooms		3.5	100
Frame	02	WOOD FRAME	100
Stories	2.	2.	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	1039.00		
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA
BAS	804	100	804
DCK	160	10	16
FGR	440	55	242
FOP	24	30	7
FOP	160	30	48
FST	36	55	20
FUS	1,060	100	1,060
TOTALS	2,684		2,197
			237,316

MARKET ADJUSTMENTS											
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
1	TOWNHOUSE	- 100%	- 2017		263,684	2002	2002	0	0	10.00	90.00
Heated Area: 1864											
HX Base Yr 2017											



NASSAU COUNTY PROPERTY		PAGE 1 of 1	2
VALUATION SUMMARY			
VALUATION BY		STANDARD	
Tax Group: 2		Tax Dist:	
BUILDING MARKET VALUE			237,316
TOTAL MARKET OB/XF VALUE			336
TOTAL LAND VALUE - MARKET			174,000
TOTAL MARKET VALUE			411,652
SOH/AGL Deduction			152,777
ASSESSED VALUE			258,875
TOTAL EXEMPTION VALUE	HX HB VX		55,000
BASE TAXABLE VALUE			203,875
TOTAL JUST VALUE			411,652
NCON VALUE			0
INCOME VALUE			
PREVIOUS YEAR MKT VALUE			412,987

PERMIT NUM	DESCRIPTION	AMT	ISSUED
011353	NEW CONSTR	137,000	07/27/2001
011352	NEW CONSTR	137,000	06/11/2001

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2067/0295	8/19/2016	WD	Q	I	01	299,000
GRANTOR: BAUMAN CARL J						
GRANTEE: MCDOWELL JEFFREY BA						
1858/0105	5/15/2013	QC	U	I	11	100
GRANTOR: BAUMAN ANDREA POPE						
GRANTEE: BAUMAN CARL J						

EXTRA FEATURES																
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	1242	WD DECK A	0	100	42	4		10.00	10.00	100	2002	2002	3	20	336	

2820 MANTANZAS AV, FERNANDINA BEACH

BLD DATE		LGL DATE	
XF DATE		LAND DATE	
INC DATE		AG DATE	

BUILDING NOTES

BUILDING DIMENSIONS
FOP=[YR=2002] W20 S8 BAS=[YR=2002] S39 FST=[YR=2002] S3
FGR=[YR=2002] S22 E20 N22 W20 \$ E12 N3 W12 \$ E12 S3 E8 N13
FOP=[YR=2002] E3 N8 W3 S8 \$ N29 W20 \$ E20 N8 \$ PTR= E15
DCK=[YR=2002] E20 S8 FUS=[YR=2002] S53 W20 N53 E20 \$ W20 N8\$W15 \$ .

LAND DESCRIPTION	TOTAL OB/XF	336																						
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		R-2	50.00	125.00	50.00	FF		1.00	1.00	1.20	2,900.00	3,480.00	174,000							