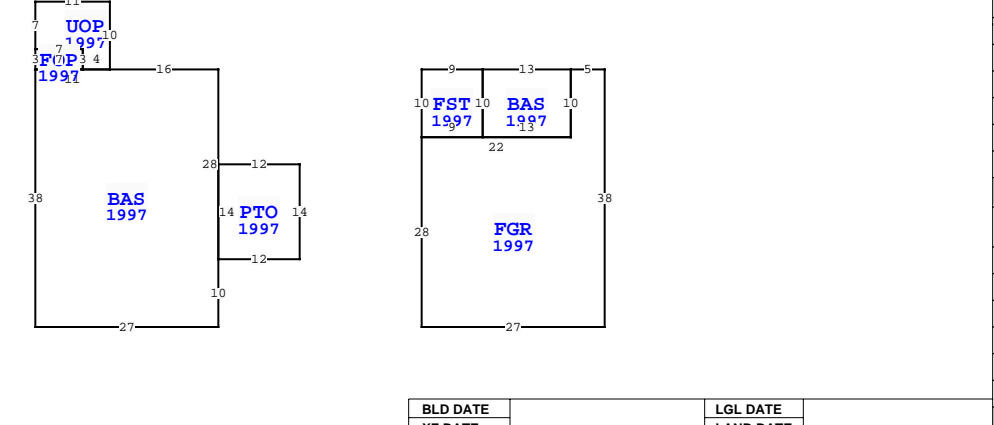


BUILDING CHARACTERISTICS	
ELEMENT	CD CONSTRUCTION
Exterior Wall	16 WD FR STUC 100
Roof Structur	03 GABLE/HIP 100
Roof Cover	03 COMP SHNGL 100
Interior Wall	05 DRYWALL 100
Interior Floor	11 CLAY TILE 50
Interior Floor	14 CARPET 50
Air Condition	03 CENTRAL 100
Heating Type	04 AIR DUCTED 100
Bedrooms	3 100
Bathrooms	3 100
Frame	02 WOOD FRAME 100
Stories	3. 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			
0100	01	2,664	117.4320	111.56	297,196	1997	1997	0	0	0	13.00	87.00		
1 SINGLE FAM - 0% - 0 Heated Area: 2110 HX Base Yr														

NASSAU COUNTY PROPERTY		PAGE 1 of 1	2
VALUATION SUMMARY			
VALUATION BY		STANDARD	
Tax Group: 2		Tax Dist:	
BUILDING MARKET VALUE		258,561	
TOTAL MARKET OB/XF VALUE		2,733	
TOTAL LAND VALUE - MARKET		139,200	
TOTAL MARKET VALUE		400,494	
SOH/AGL Deduction		0	
ASSESSED VALUE		400,494	
TOTAL EXEMPTION VALUE		0	
BASE TAXABLE VALUE		400,494	
TOTAL JUST VALUE		400,494	
NCON VALUE		0	
INCOME VALUE		0	
PREVIOUS YEAR MKT VALUE		389,048	

Quality	04 Quality Level 04			
DOR CODE	0100 SINGLE FAMILY			
MAP NUM	MKT AREA 01			
NEIGHBORHOOD/LOC	1044.00			
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	130	100	130	12,618
BAS	1,026	100	1,026	99,581
FGR	806	55	443	42,996
FOP	21	30	6	582
FOP	72	30	22	2,135
FST	90	55	50	4,853
FUS	954	100	954	92,592
PTO	168	5	8	776
UOP	36	20	7	679
UOP	89	20	18	1,747
TOTALS	3,392		2,664	258,561



PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2703/220	4/01/2024	QC	U	I	11	100
GRANTOR: NEMIER CRAIG LEO & KA						
GRANTEE: NEMIER FAMILY TRUST						
1246/1658	7/20/2004	WD	Q	I		292,000
GRANTOR: PAUL SUSAN PATRICIA						
GRANTEE: NEMIER CRAIG L & KA						

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	0811	CONCRETE B	0	0	0	0		5.20	100	1997	1997	3	73	2,733	

2740-A OCKLAWAHA AVE, FERNANDINA BEACH

BUILDING NOTES	

BUILDING DIMENSIONS	
BAS=[YR=1997] W16 UOP=[YR=1997] N10 W11 S7 FOP=[YR=1997] S3 E7 N3 W7\$ E7 S3 E4\$ W11 S38 E27 N10 PTO=[YR=1997] E12 N14 W12 S14\$N28\$ PTR= E30 FST=[YR=1997] E9 BAS=[YR=1997] E13 FGR=[YR=1997] E5 S38 W27 N28 E22 N10 \$ S10 W13 N10\$ S10 W9 N10\$ W30 \$ PTR= N20 FUS=[YR=1997] N12 UOP=[YR=1997] E3 N12 W3 FOP=[YR=1997] W6 S12 E6 N12\$ S12\$ W6 N12 E6 N14 W27 S38 E27 \$ S20\$.	

LAND DESCRIPTION																								
TOTAL OB/XF 2,733																								
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	0		R-2	48.00	120.00	48.00	FF		1.00	1.00	1.00	2,900.00	2,900.00	139,200							