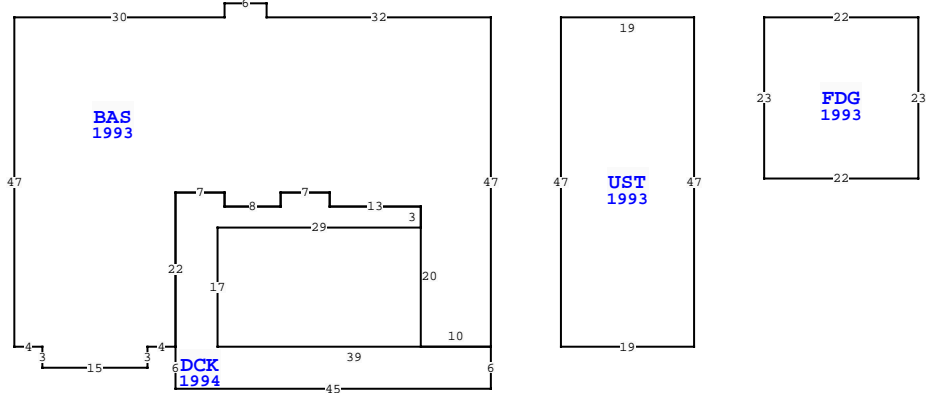




BUILDING CHARACTERISTICS	
ELEMENT	CD
Exterior Wall	10 ABOVE AVG 50
Exterior Wall	17 CB STUCCO 50
Roof Structure	03 GABLE/HIP 100
Roof Cover	03 COMP SHNGL 100
Interior Wall	05 DRYWALL 50
Interior Wall	06 CUST PANEL 50
Interior Floor	14 CARPET 80
Interior Floor	11 CLAY TILE 20
Air Condition	03 CENTRAL 100
Heating Type	04 AIR DUCTED 100
Bedrooms	3 100
Bathrooms	3 100
Frame	02 WOOD FRAME 100
Stories	1. 1. 100
Units	0 100
BUD8 Adjustme	02 DIST FB 100
Occupancy	00 NONE 100
Quality	03 Quality Level 03
DOR CODE	0100 SINGLE FAMILY
MAP NUM	MKT AREA 01

MARKET ADJUSTMENTS													
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND		
0100	01	3,281	107.2720	101.91	334,367	1984	1990	0	0	15.88	84.12		
1 SINGLE FAM - 100% - 0 Heated Area: 2525 HX Base Yr													



AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	2,525	100	2,525	216,460
DCK	505	10	50	4,287
FDG	506	60	304	26,061
UST	893	45	402	34,462
TOTALS	4,429		3,281	281,270

EXTRA FEATURES		BLD DATE	XF DATE	INC DATE	LGL DATE	LAND DATE	AG DATE		
2850 BILL MELTON RD, FERNANDINA BEACH					03/13/2024			MLU	

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	0812	CONCRETE C	0	100	0	0	2,750.00	SF	4.00	4.00	100	1984	1984	3	44	4,840	
2	0500	FP-PRE FAB	0	100	0	0	1.00	UT	3,500.00	3,500.00	100	1984	1984	3	56	1,960	
3	0861	POOL GUNIT	0	100	29	17	493.00	SF	85.00	85.00	100	1984	1984	3	20	8,381	
4	0877	JACUZZI	0	100	0	0	1.00	UT	1,000.00	1,000.00	100	1984	1984	3	20	200	

LAND DESCRIPTION		TOTAL OB/XF 15,381																						
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-1	91.00	165.00	91.00	FF		1.00	1.00	1.00	4,500.00	4,500.00	409,500							

NASSAU COUNTY PROPERTY				PAGE 1 of 1	2
VALUATION SUMMARY					
VALUATION BY				STANDARD	
Tax Group: 2		Tax Dist:			
BUILDING MARKET VALUE				281,270	
TOTAL MARKET OB/XF VALUE				15,381	
TOTAL LAND VALUE - MARKET				409,500	
TOTAL MARKET VALUE				706,151	
SOH/AGL Deduction				412,725	
ASSESSED VALUE				293,426	
TOTAL EXEMPTION VALUE				55,000	
BASE TAXABLE VALUE				238,426	
TOTAL JUST VALUE				706,151	
NCON VALUE				0	
INCOME VALUE					
PREVIOUS YEAR MKT VALUE				648,182	

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B0040195	REPAIR/RRF	6,000	02/02/2004

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1259/1433	9/16/2004	WD	U	I	01	100
GRANTOR: WOOD BRADLEY L						
GRANTEE: WOOD BRADLEY L TRUS						
0527/0620	9/28/1987	WD	Q	I		175,000
GRANTOR: BOATRIGHT J C						
GRANTEE: WOOD BRADLEY & E I						

BUILDING NOTES	

BUILDING DIMENSIONS	
BAS=[YR=1993] W32 N2 W6S2W30S47 E4 S3 E15 N3 E4 DCK=[YR=1994] S6E45 N6 W39 N17 E29N3 W13 N2 W7 S2 W8 N2 W7 S22\$ N22E7 S2 E8 N2 E7 S2 E13 S20 E10 N47\$ PTR= E10 UST=[YR=1993] E19 S47 W19 N47\$ W10\$ PTR= E39FDG=[YR=1993] E22 S23 W22 N23\$ W39\$.	