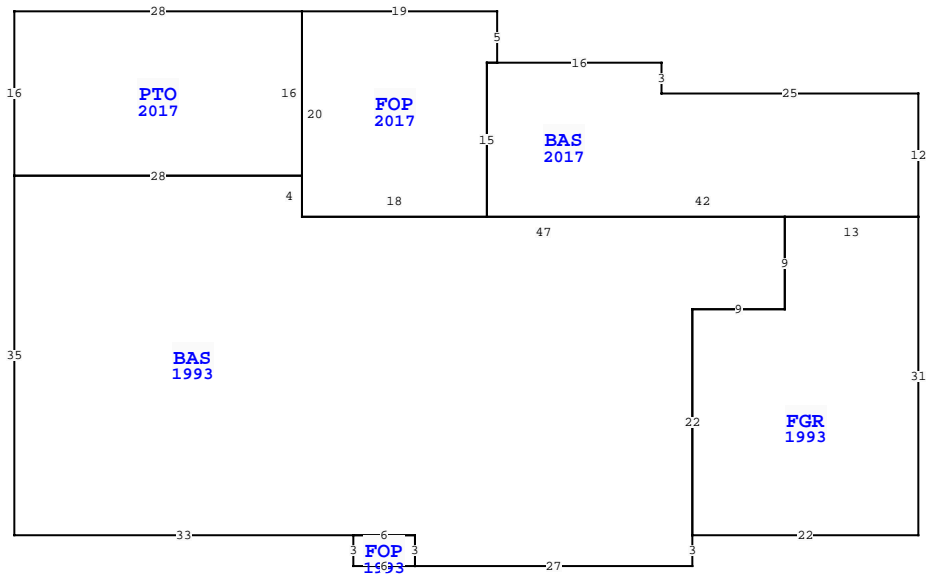




BUILDING CHARACTERISTICS		CONSTRUCTION	
ELEMENT	CD		
Exterior Wall	20	FACE BRICK	90
Exterior Wall	10	ABOVE AVG	10
Roof Structure	03	GABLE/HIP	100
Roof Cover	03	COMP SHNGL	100
Interior Wall	05	DRYWALL	100
Interior Floor	14	CARPET	90
Interior Floor	11	CLAY TILE	100
Air Condition	03	CENTRAL	100
Heating Type	04	AIR DUCTED	100
Bedrooms		3	100
Bathrooms		2.5	100
Frame	02	WOOD FRAME	100
Stories	1.	1.100	
Units		0	100
BUD8 Adjustme	02	DIST FB	100
Quality	05	Quality Level	05
DOR CODE	0100	SINGLE FAMILY	
MAP NUM		MKT AREA	01
NEIGHBORHOOD/LOC	1073.00		
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA
BAS	2,320	100	2,320
BAS	555	100	555
FGR	601	55	331
FOP	18	30	5
FOP	365	30	110
PTO	448	5	22
TOTALS	4,307		3,343
			496,703

MARKET ADJUSTMENTS											
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
0900	11	3,343	135.5050	169.38	566,237	1986	2006	0	0	12.28	87.72
1 SNGL FAM - 100% - 2017 Heated Area: 2875 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			496,703
TOTAL MARKET OB/XF VALUE			18,004
TOTAL LAND VALUE - MARKET			300,000
TOTAL MARKET VALUE			814,707
SOH/AGL Deduction			395,051
ASSESSED VALUE			419,656
TOTAL EXEMPTION VALUE	WX HX HB	55,000	
BASE TAXABLE VALUE			364,656
TOTAL JUST VALUE			814,707
NCON VALUE			0
INCOME VALUE			
PREVIOUS YEAR MKT VALUE			743,796

PERMIT NUM	DESCRIPTION	AMT	ISSUED
20161672	ADD601SF	150,000	06/16/2016
20042247	REPAIR/RRF	7,000	12/02/2004
P033815	REMODEL	3,000	09/12/2003
2024-0300	FLA ROOM	25,000	

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2524/0944	12/13/2021	WD	U	I	11	100
GRANTOR: LALLI RONALD P TRUST						
GRANTEE: LINDA L LALLI TRUST						
2069/1804	8/29/2016	WD	U	I	11	100
GRANTOR: LALLI RONALD & LINDA						
GRANTEE: LALLI RONALD P TRUS						

EXTRA FEATURES		2609 VIA DEL REY, FERNANDINA BEACH														
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	0855	CONC PAVER	0	100	0	144.00	SF	10.00	10.00	100	2017	2017	3	97	1,397	
2	0855	CONC PAVER	0	100	0	1,510.00	SF	10.00	10.00	100	2017	2017	3	97	14,647	
3	0504	FP-ELECTRI	0	100	0	1.00	UT	2,000.00	2,000.00	100	2017	2017	3	98	1,960	

LAND DESCRIPTION		TOTAL OB/XF 18,004																						
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	000140	C	SFR GOLF A	100		R1-G	0.00	0.00	1.00	LT		1.00	1.00	1.00	300,000.00	300,000.00	300,000							

BUILDING NOTES	

BUILDING DIMENSIONS	
BAS=[YR=2017] W25 N3 W16 FOP=[YR=2017] N5 W19 PTO=[YR=2017] W28 S16 BAS=[YR=1993] S35 E33 FOP=[YR=1993] S3 E6 N3 W6\$ E6 S3 E27 N3 FGR=[YR=1993] E22 N31 W13 S9 W9 S22\$ N22 E9 N9 W47 N4 W28\$ E28 N16\$ S20 E18 N15 E1\$ W1 S15 E42 N12\$.	