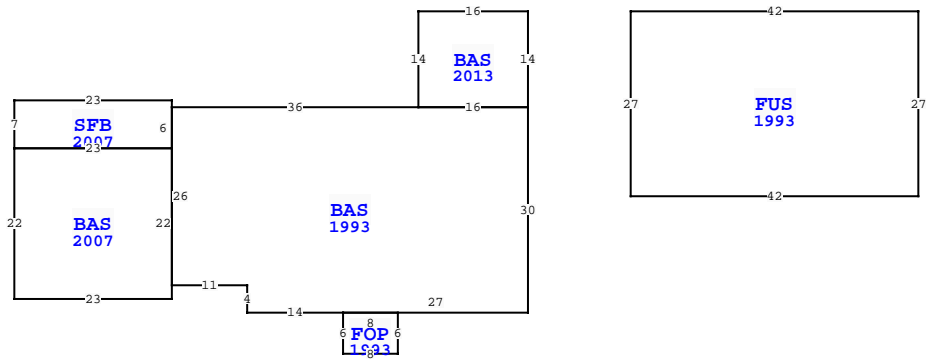


BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	19	COMMON BRK 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floor	14	CARPET 70
Interior Floor	12	HARDWOOD 30
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms	5	100
Bathrooms	3	100
Frame	02	WOOD FRAME 100
Stories	2.	2. 100
Units	0	100
BUD8 Adjustme	02	DIST FB 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		
0900	01	3,523	114.8175	143.52	505,621	1982	1982	0	0	30.50	69.50		
1 SNGL FAM - 100% - 1999 Heated Area: 3509 HX Base Yr 1999													



Quality	04	Quality Level 04		
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	SUBAREA MARKET VALUE
BAS	1,516	100	1,516	151,215
BAS	506	100	506	50,472
BAS	224	100	224	22,343
FOP	48	30	14	1,396
FUS	1,134	100	1,134	113,113
SFB	161	80	129	12,867
TOTALS	3,589		3,523	351,407

3600 VIA DEL MAR, FERNANDINA BEACH

BLD DATE		LGL DATE	
XF DATE		LAND DATE	04/12/2024
INC DATE		AG DATE	MLU

EXTRA FEATURES														TOTAL OB/XF		32,005	
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	1,124.00	SF	4.00	4.00	100	1982	1982	3	38	1,708	
2	0500	FP-PRE FAB	0	100	0	0	1.00	UT	3,500.00	3,500.00	100	1982	1982	3	51.5	1,803	
3	0350	CARPORT WD	0	100	14	15	210.00	SF	13.00	13.00	100	2003	2003	3	21	573	
4	0940	SHEDS/PORT	0	100	12	20	240.00	SF	30.00	30.00	100	2000	2000	3	20	1,440	
5	0940	SHEDS/PORT	0	100	10	10	100.00	SF	30.00	30.00	100	2000	2000	3	20	600	
6	0866	POOL FIBER	0	100	0	0	703.00	SF	72.00	72.00	100	1999	1999	3	20	10,123	
7	0845	KOOL DECK	0	100	0	0	772.00	SF	7.25	7.25	100	1999	1999	3	77	4,310	
8	0858	SCULP CONC	0	100	0	0	532.00	SF	13.00	13.00	100	2006	2006	3	96	6,639	
9	1242	WD DECK A	0	100	0	0	781.00	SF	10.00	10.00	100	2006	2006	3	27	2,109	
10	0600	SUMMER KIT	0	100	0	0	1.00	UT	10,000.00	10,000.00	100	2006	2006	3	27	2,700	

NASSAU COUNTY PROPERTY				PAGE 1 of 1	2
VALUATION SUMMARY					
VALUATION BY			STANDARD		
Tax Group: 2		Tax Dist:			
BUILDING MARKET VALUE			351,407		
TOTAL MARKET OB/XF VALUE			32,005		
TOTAL LAND VALUE - MARKET			300,000		
TOTAL MARKET VALUE			683,412		
SOH/AGL Deduction			358,595		
ASSESSED VALUE			324,817		
TOTAL EXEMPTION VALUE			HX HB 50,000		
BASE TAXABLE VALUE			274,817		
TOTAL JUST VALUE			683,412		
NCON VALUE			0		
INCOME VALUE					
PREVIOUS YEAR MKT VALUE			619,402		

PERMIT NUM	DESCRIPTION	AMT	ISSUED
20100261	OTHER	3,500	02/08/2010
20070529	REPAIR/RRF	19,456	04/03/2007
B990516	SWIM POOL	17,000	05/25/1999

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
0842/0495	7/23/1998	WD	Q	I		177,000
GRANTOR: MAUMENEE ALFRED EDWAR						
GRANTEE: LEMOND RONNIE G &						
0716/0627	10/18/1994	WD	Q	I		169,900
GRANTOR: HARDWICK JAMES O						
GRANTEE: MAUMENEE ALFRED E I						

BUILDING NOTES

BUILDING DIMENSIONS
BAS=[YR=2013] W16 S14 BAS=[YR=1993] W36 SFB=[YR=2007] N1 W23 S7 BAS=[YR=2007] S22 E23 N22 W23\$ E23 N6\$ S26 E11 S4 E14 FOP=[YR=1993] S6 E8 N6 W8\$ E27 N30 W16\$ E16 N14\$ PTR= E15 FUS=[YR=1993] E42 S27 W42 N27\$ W15\$.

LAND DESCRIPTION														TOTAL OB/XF										32,005									
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPTH 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																