



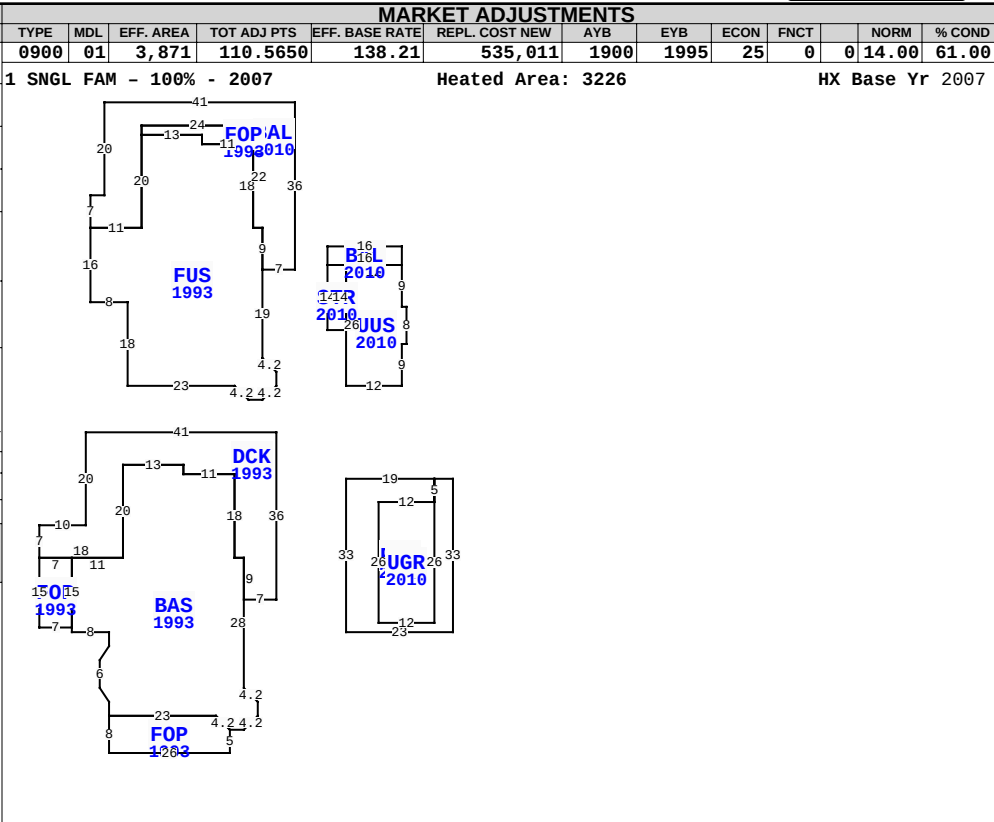
BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	12	CEDAR 100
Roof Structur	08	IRREGULAR 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	12	HARDWOOD 100
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms	4	100
Bathrooms	3	100
Frame	02	WOOD FRAME 100
Stories	2.	2. 100
Units	0	100
BUD8 Adjustme	02	DIST FB 100
Occupancy	00	NONE 100

Quality			04	Quality Level 04
DOR CODE			0100	SINGLE FAMILY
MAP NUM				MKT AREA 01
NEIGHBORHOOD/LOC			1005.00	

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAL	64	15	10	843
BAL	663	15	99	8,347
BAS	1,622	100	1,622	136,748
CDK	782	10	78	6,576
FOP	70	30	21	1,770
FOP	105	30	32	2,698
FOP	204	30	61	5,143
FUS	1,604	100	1,604	135,230
PTO	759	5	38	3,204
STR	56	10	6	506
TOTALS	6,561		3,871	326,357

EXTRA FEATURES									
L N	OB/XF CODE	DESCRIPTION	BLD CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE
1	0504	FP-ELECTRI	0	100	0	0	2.00	UT 2,000.00	2,000.00
2	0810	CONCRETE A	0	100	10	8	80.00	SF 6.50	6.50
3	0825	BRICK	0	100	12	8	96.00	SF 12.50	12.50
4	0825	BRICK	0	100	4	8	32.00	SF 12.50	12.50
5	0940	SHEDS/PORT	0	100	10	6	60.00	SF 30.00	30.00
6	1242	WD DECK A	0	100	4	8	32.00	SF 10.00	10.00
7	0855	CONC PAVER	0	100	0	0	955.00	SF 10.00	10.00
8	0855	CONC PAVER	0	100	10	11	110.00	SF 10.00	10.00

LAND DESCRIPTION									
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS
1	000100	C	SFR	100	0006	MU-1	100.00	100.00	100.00



** This building has 12 Sub-Areas

421 N 3RD ST, FERNANDINA BEACH

BLD DATE
XF DATE
INC DATE

LGL DATE
LAND DATE
AG DATE

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	0504	FP-ELECTRI	0	100	0	0	2.00	UT 2,000.00	2,000.00	100	1910	1910	3	20	800	
2	0810	CONCRETE A	0	100	10	8	80.00	SF 6.50	6.50	100	1960	1960	3	20	104	
3	0825	BRICK	0	100	12	8	96.00	SF 12.50	12.50	100	1989	1989	3	85	1,020	
4	0825	BRICK	0	100	4	8	32.00	SF 12.50	12.50	100	1989	1989	3	85	340	
5	0940	SHEDS/PORT	0	100	10	6	60.00	SF 30.00	30.00	100	1993	1993	3	20	360	
6	1242	WD DECK A	0	100	4	8	32.00	SF 10.00	10.00	100	2005	2005	3	24	77	
7	0855	CONC PAVER	0	100	0	0	955.00	SF 10.00	10.00	100	2007	2007	3	88	8,404	
8	0855	CONC PAVER	0	100	10	11	110.00	SF 10.00	10.00	100	2010	2010	3	91	1,001	

TOTAL OB/XF										12,106						
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
1	000100	C	SFR	100	0006	MU-1	100.00	100.00	100.00	FF		1.00	1.00	1.00	4,000.00	4,000.00

NASSAU COUNTY PROPERTY		PAGE 1 of 1	2
VALUATION SUMMARY			
VALUATION BY		STANDARD	
Tax Group: 2		Tax Dist:	
BUILDING MARKET VALUE		326,357	
TOTAL MARKET OB/XF VALUE		12,106	
TOTAL LAND VALUE - MARKET		400,000	
TOTAL MARKET VALUE		738,463	
SOH/AGL Deduction		479,029	
ASSESSED VALUE		259,434	
TOTAL EXEMPTION VALUE		HX HB	50,000
BASE TAXABLE VALUE		209,434	
TOTAL JUST VALUE		738,463	
NCON VALUE		0	
INCOME VALUE			
PREVIOUS YEAR MKT VALUE		624,819	

PERMIT NUM	DESCRIPTION	AMT	ISSUED
20131491	MTLFENCE	0	06/27/2013
20122522	H/AC	3,000	12/17/2012
20091633	GARAGE ROOF	1,785	12/01/2009
20091586	GARAGE WIRING	3,750	11/18/2009
20091449	GARAGE	61,745	10/22/2009
20060297	REWIRE WHOLE HOUS	900	02/09/2006

SALES DATA							
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE	
1305/0572	3/29/2005	WD	Q	I		450,000	
GRANTOR:HARBOR VIEW HOUSE INC							
GRANTEE:MAIER CHARLES S & K							
1299/1192	3/03/2005	QC	U	I	06	100	
GRANTOR:PARFITT DIANNE WINDSO							
GRANTEE:HARBOR VIEW HOUSE I							

BUILDING NOTES									
BUILDING DIMENSIONS									
DCK=[YR=1993] W41 S20 W10 S7 FOP=[YR=1993] S15 E7 BAS=[YR=1993] S1 E8 S3 L2 D3 S6 R2 D3 S3 FOP=[YR=1993] S8 E26N5 U3 L3 W23\$ E23 D3 R3 E3 R3 U3 N3 U3 L3 N28W2 N18 W11 N2 W13 S20 W11 S15\$N15 W7 \$ E18 N20 E13 S2 E11 S18 E2 S9 E7 N36\$ PTR=N10 FUS=[YR=1993] N3 U3 L3 N19 BAL=[YR=2010] E7N36 W41S20W3S7 E11N20 FOP=[YR=1993] E13S2E11N4W24S2 \$ N2E24S22E2S9\$ N9W2N18 W11N2 W13 S20W11 S16E8S18 E23 D3 R3 E3 R3 U3 S\$10\$ PTR=E15S10 PTO=[YR=2010] E19S5UGR=[YR=2010] S26W12N26 E12\$ N5E4 S33W23N33\$N10W15\$ PTR=N10E15 UUS=[YR=2010] E12N9E1N8W1 N9 BAL=[YR=2010] N4 W16 S4 STR=[YR=2010] S14E4N14W4\$ E16\$ W12S26\$ W15 S10\$.									