

I P HOLDINGS GROUP LLC
316 ASH STREET
FERNANDINA BEACH, FL 32034

00-00-31-1800-0012-0272



BUILDING CHARACTERISTICS

ELEMENTCD05AVERAGE 10003GABLE/HIP 10004BUILT-UP 5012MODULAR MT 5005DRYWALL 10012HARDWOOD 9011CLAY TILE 1003CENTRAL 10004AIR DUCTED 10031001100Frame Stories Units02WOOD FRAME 1001.1.1000100BUD8 Adjustme Occupancy02DIST FB 10000NONE 100Quality03Quality Level 03DOR CODE0100SINGLE FAMILYMAP NUMMKT AREA01NEIGHBORHOOD/LOC1001.00BASUOPBASUOP

MARKET ADJUSTMENTS

TYPEMDLEFF. AREATOT ADJ PTSEFF. BASE RATEREPL. COST NEWAYBEYBECONFNCTNORM% COND0900011,094119.0380148.80162,7871930197000020.5079.501 SNGL FAM - 0% - 0Heated Area: 1080HX Base Yr

NASSAU COUNTY PROPERTY

PAGE 1 of 12VALUATION BYSTANDARDTax Group: 2Tax Dist:BUILNDING MARKET VALUE129,416TOTAL MARKET OB/XF VALUE1,135TOTAL LAND VALUE - MARKET225,000TOTAL MARKET VALUE355,551SOH/IAGL Deduction0ASSESSED VALUE355,551TOTAL EXEMPTION VALUE0BASE TAXABLE VALUE355,551TOTAL JUST VALUE355,551NCON VALUE0INCOME VALUEPREVIOUS YEAR MKT VALUE349,467SALES DATAOFF RECORD NumberDATETYPEINSTQ U I V I RSN CD SALE PRICE2605/001211/28/2022WD U I I 11100GRANTOR:I P HOLDINGS GROUP LLGRANTEE:I P HOLDINGS GROUP2525/111212/29/2021WD Q I I 01500,000GRANTOR:MOORE RANDALL & CHARI GRANTEE:I P HOLDINGS GROUPBUILDING NOTESBUILDING DIMENSIONSBAS=[YR=1993] W16 UOP=[YR=2015] N4 W4 S4 E4\$ W14 S36 E6 UOP=[YR=2015] S6 E9 N6 W9\$ E24 N36\$.

LAND DESCRIPTION

TOTAL OB/XF1,135

L NUSE CODECLS LAND USE DESCRIPTIONCAPRD LOC ZONEFRONTDEPTHTOT LND UTSMUNIT TYPEDTDPHT FACT% CONDDTOT ADJUNIT PRICERADJ UNIT PRICELAND VALUETHOTHER ADJUSTMENTS AND NOTESYEARDENSITYDECLFRZYRCONSRV1000100CSFR00006C-350.0050.004,500.00SF1.001.001.0050.0050.00225,000