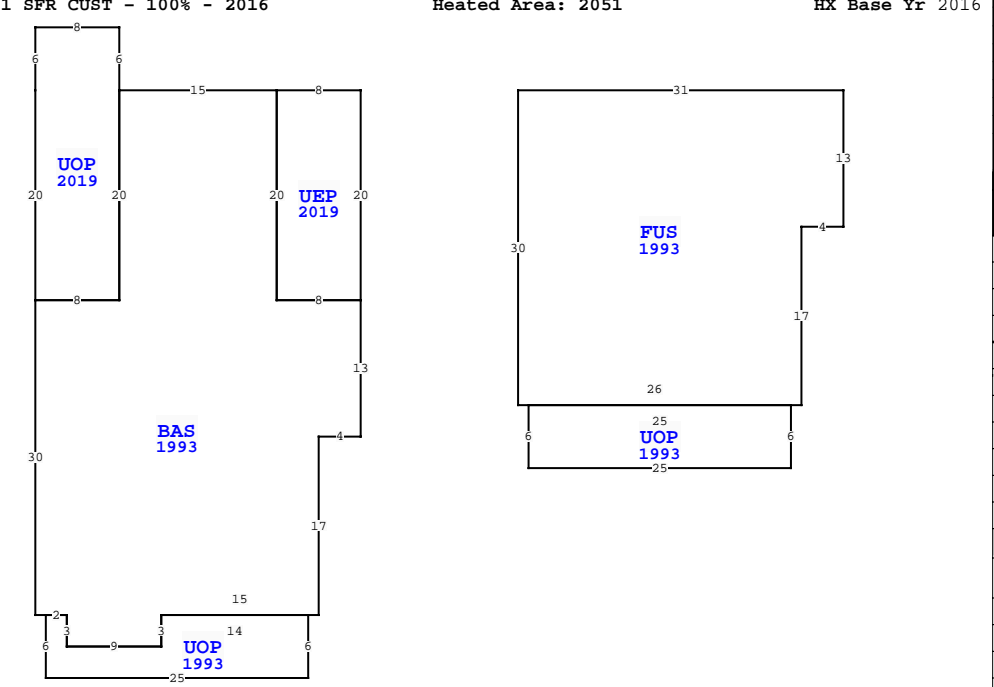


BUILDING CHARACTERISTICS		CONSTRUCTION	
ELEMENT	CD		
Exterior Wall	05	AVERAGE	100
Roof Structur	08	IRREGULAR	100
Roof Cover	03	COMP SHNGL	100
Interior Wall	03	PLASTER	100
Interior Floo	12	HARDWOOD	100
Air Condition	03	CENTRAL	100
Heating Type	04	AIR DUCTED	100
Bedrooms		3	100
Bathrooms		2	100
Frame	02	WOOD FRAME	100
Stories	1.5	1.5	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
BAS	1,189	100	1,189
FUS	862	100	862
UEP	160	60	96
UOP	123	20	25
UOP	150	20	30
UOP	208	20	42
TOTALS	2,692		2,244

MARKET ADJUSTMENTS											
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
0500	01	2,244	117.3060	175.96	394,854	1900	1990	0	0	15.50	84.50
1 SFR CUST - 100% - 2016 Heated Area: 2051 HX Base Yr 2016											



NASSAU COUNTY PROPERTY		PAGE 1 of 2
VALUATION SUMMARY		
VALUATION BY		STANDARD
Tax Group: 2	Tax Dist:	
BUILDING MARKET VALUE		353,094
TOTAL MARKET OB/XF VALUE		616
TOTAL LAND VALUE - MARKET		375,000
TOTAL MARKET VALUE		728,710
SOH/AGL Deduction		150,954
ASSESSED VALUE		577,756
TOTAL EXEMPTION VALUE	HX HB	50,000
BASE TAXABLE VALUE		527,756
TOTAL JUST VALUE		728,710
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		713,167

PERMIT NUM	DESCRIPTION	AMT	ISSUED
20190096	GARAGE	0	01/24/2019
20033643	RERPPF W/30YR SHN	3,000	08/08/2003
9700	REPAIR/RRF	500	04/23/1996
7217	REPAIR/RRF	3,999	07/22/1992
6340	REPAIR/RRF	5,000	01/29/1991

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1995/1651	8/05/2015	WD	U	I	38	330,000
GRANTOR: BRADFORD RICHARD D						
GRANTEE: LORD WILLIAM E & MA						
0219/0086	1/01/1976	WD	Q	I		33,500
GRANTOR:						
GRANTEE:						

EXTRA FEATURES		23 S 5TH ST, FERNANDINA BEACH	
L N	OB/XF CODE	DESCRIPTION	BLD CAP
1	0825	BRICK	0 100
2	0819	CONC 12"	0 100
3	0830	FLAGSTONE	0 100
4	0504	FP-ELECTRI	0 100

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	0825	BRICK	0 100	8	3	24.00	SF	12.50	12.50	100	1960	1960	3	38.2	115	
2	0819	CONC 12"	0 100	4	7	28.00	SF	9.50	9.50	100	1950	1950	3	20	53	
3	0830	FLAGSTONE	0 100	4	5	20.00	SF	12.00	12.00	100	1950	1950	3	20	48	
4	0504	FP-ELECTRI	0 100	0	0	1.00	UT	2,000.00	2,000.00	100	1910	1910	3	20	400	

BUILDING NOTES	

BUILDING DIMENSIONS	
UEP=[YR=2019] W8 BAS=[YR=1993] W15 UOP=[YR=2019] N6 W8 S6 S20 E8 N20\$ S20 W8 S30 E1 UOP=[YR=1993] S6 E25 N6 W14 S3 W9 N3 W2\$E2 S3 E9 N3 E15 N17 E4 N13 W8 N20\$ S20 E8 N20\$PTR= E15 FUS=[YR=1993] E31 S13 W4 S17 W1 UOP=[YR=1993] S6 W25 N6 E25\$ W26 N30\$ W15\$.	

LAND DESCRIPTION		TOTAL OB/XF 616																						
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	0003	C-3	75.00	100.00	7,500.00	SF		1.00	1.00	1.00	50.00	50.00	375,000							

BUILDING CHARACTERISTICS		CONSTRUCTION	
ELEMENT	CD		
Exterior Wall	05	AVERAGE 100	
Roof Structur	03	GABLE/HIP 100	
Roof Cover	03	COMP SHNGL 100	
Interior Wall	07	NONE 100	
Interior Floo	03	CONC FINSH 100	
Air Condition	01	NONE 100	
Heating Type	01	NONE 100	
Bedrooms		0 100	
Bathrooms		0 100	
Frame	02	WOOD FRAME 100	
Stories	2.	2. 100	
Units		0 100	
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
BAL	72	15	11
BAS	624	100	624
STR	56	10	6
UUS	312	50	156
TOTALS	1,064		797
			19,442

MARKET ADJUSTMENTS											
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
2											
2 GARAGE RES - 100% - 2016			Heated Area: 624			HX Base Yr 2016					

NASSAU COUNTY PROPERTY		PAGE 2 of 2	2
VALUATION SUMMARY			
VALUATION BY		STANDARD	
Tax Group: 2		Tax Dist:	
BUILDING MARKET VALUE			353,094
TOTAL MARKET OB/XF VALUE			616
TOTAL LAND VALUE - MARKET			375,000
TOTAL MARKET VALUE			728,710
SOH/AGL Deduction			150,954
ASSESSED VALUE			577,756
TOTAL EXEMPTION VALUE	HX HB		50,000
BASE TAXABLE VALUE			527,756
TOTAL JUST VALUE			728,710
NCON VALUE			0
INCOME VALUE			
PREVIOUS YEAR MKT VALUE			713,167

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1995/1651	8/05/2015	WD	U	I	38	330,000
GRANTOR: BRADFORD RICHARD D						
GRANTEE: LORD WILLIAM E & MA						
0219/0086	1/01/1976	WD	Q	I		33,500
GRANTOR:						
GRANTEE:						

EXTRA FEATURES																
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
23 S 5TH ST, FERNANDINA BEACH																

BUILDING NOTES

BUILDING DIMENSIONS
BAS=[YR=2019] W24 S26 E24 N26\$ PTR= E15 STR=[YR=2019] E14 BAL=[YR=2019] E12 S6 UUS 2019=S26 W12 N26 E12\$ W12 N6\$ S4 W14 N4\$ W15\$.

LAND DESCRIPTION	TOTAL OB/XF	0																						
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