



BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	10	ABOVE AVG 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 80
Interior Floo	11	CLAY TILE 20
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	02	WOOD FRAME 100
Stories	2.	2. 100
Units		0 100
Occupancy	00	NONE 100

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Quality	04	Quality Level 04
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DOR CODE	0100	SINGLE FAMILY
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MAP NUM		MKT AREA	01
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NEIGHBORHOOD/LOC	1005.00
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AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	400	100	400	52,343
FEP	130	80	104	13,609
FGR	400	55	220	28,788
FOP	78	30	23	3,009
FOP	60	30	18	2,355
FUS	838	100	838	109,658
FUS	103	100	103	13,478
UOP	78	20	16	2,094
UOP	60	20	12	1,570

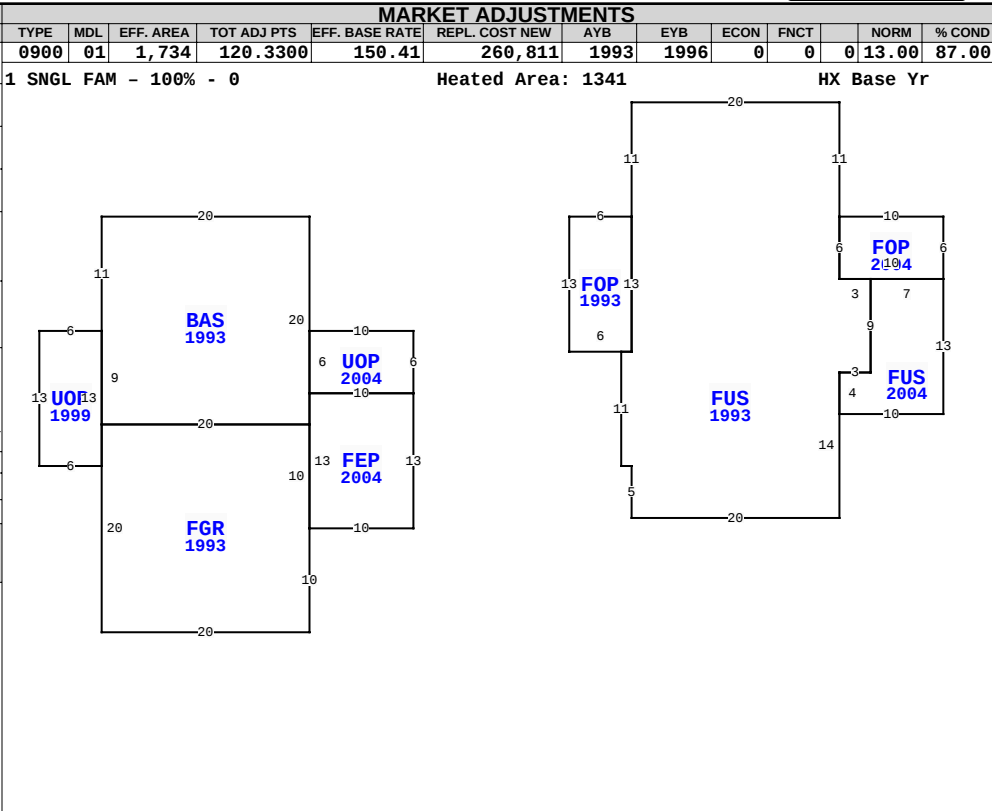
TOTALS	2,147		1,734	226,906
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EXTRA FEATURES				
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L N	OB/XF CODE	DESCRIPTION	BLD CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE	ORIG COND	YEAR ON	YEAR ACTUAL	Q	% COND	OB/XF MKT VALUE	NOTES
1	0510	GARAGE WD-	0 100	16	12	192.00	SF	35.00	35.00	100	1975	1975	3	20	1,344	
2	0810	CONCRETE A	0 100	0	0	860.00	SF	6.50	6.50	100	1993	1993	3	66	3,689	
3	0810	CONCRETE A	0 100	4	32	128.00	SF	6.50	6.50	100	1999	1999	3	77	641	
4	0350	CARPORT WD	0 100	16	6	96.00	SF	13.00	13.00	100	1975	1975	3	20	250	
5	0810	CONCRETE A	0 100	2	18	36.00	SF	6.50	6.50	100	1950	1950	3	20	47	
6	1241	WD DECK G	0 100	11	4	44.00	UT	11.50	11.50	100	2004	2004	3	36	182	

LAND DESCRIPTION																
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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	0006	R-2	50.00	100.00	50.00	FF		1.00	1.00	1.00	4,000.00	4,000.00	200,000							



BLD DATE		LGL DATE	
XF DATE		LAND DATE	
INC DATE		AG DATE	

110 S 4TH ST, FERNANDINA BEACH

UNITS	UT	Adj R	ADJ UNIT PRICE	ORIG COND	YEAR ON	YEAR ACTUAL	Q	% COND	OB/XF MKT VALUE	NOTES
192.00	SF	35.00	35.00	100	1975	1975	3	20	1,344	
860.00	SF	6.50	6.50	100	1993	1993	3	66	3,689	
128.00	SF	6.50	6.50	100	1999	1999	3	77	641	
96.00	SF	13.00	13.00	100	1975	1975	3	20	250	
36.00	SF	6.50	6.50	100	1950	1950	3	20	47	
44.00	UT	11.50	11.50	100	2004	2004	3	36	182	

NASSAU COUNTY PROPERTY																
PAGE 1 of 1																
VALUATION SUMMARY																
STANDARD																
Tax Group: 2																
Tax Dist:																
BUILDING MARKET VALUE																
226,906																
TOTAL MARKET OB/XF VALUE																
6,153																
TOTAL LAND VALUE - MARKET																
200,000																
TOTAL MARKET VALUE																
433,059																
SOH/AGL Deduction																
289,255																
ASSESSED VALUE																
143,804																
TOTAL EXEMPTION VALUE																
HX HB																
50,000																
BASE TAXABLE VALUE																
93,804																
TOTAL JUST VALUE																
433,059																
NCON VALUE																
0																
INCOME VALUE																
PREVIOUS YEAR MKT VALUE																
423,101																

PERMIT NUM	DESCRIPTION	AMT	ISSUED
20120403	REROOF LIFETIME S	5,750	03/13/2012
20061424	H/AC	3,000	06/22/2006
20033962	RELOCATER KIT.FIX	0	10/08/2003
20033906	ADD H/AC & DUCTWO	1,000	09/30/2003
20033907	NEW ELECTRIC REMO	3,000	09/30/2003
20033704	240 SF ADDITION	30,000	08/20/2003

SALES DATA									
OFF RECORD Number		DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE		
0662/0097		6/25/1992	WD	Q	V		17,500		
GRANTOR: MCFADDEN ANDREW & C									
GRANTEE: CARVER STEVEN & S B									
0307/0758		1/01/1980	MS	Q	I		12,500		
GRANTOR:									
GRANTEE:									

BUILDING NOTES									
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BUILDING DIMENSIONS									
BAS=[YR=1993] W20 S11 UOP=[YR=1999] W6 S13 E6 N13 \$ S9									
FGR=[YR=1993] S20 E20 N10 FEP=[YR=2004] E10 N13									
UOP=[YR=2004] N6 W10 S6 E10\$ W10 S13 \$ N10W20\$ E20 N20\$ PTR=									
E25 FOP=[YR=1993] E6 FUS=[YR=1993] N11 E20 S11									
FOP=[YR=2004] E10 S6 FUS=[YR=2004] S13 W10 N4 E3 N9 E7\$ W10									
N6\$ S6 E3 S9 W3 S14 W20 N5 W1 N11 E1 N13 \$ S13 W6 N13 \$ W25 \$									
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