



BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	10	ABOVE AVG 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 80
Roof Cover	12	MODULAR MT 20
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 70
Interior Floo	12	HARDWOOD 30
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms	3	100
Bathrooms	2	100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units	0	100
BUD8 Adjustme	02	DIST FB 100
Occupancy	00	NONE 100
Quality	03	Quality Level 03
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
BAS	1,580	100	1,580	183,425
BAS	153	100	153	17,762
BAS	88	100	88	10,216
FGR	600	55	330	38,310
FOP	528	30	158	18,343
SFB	600	80	480	55,724
STR	8	10	1	116
TOTALS	3,557		2,790	323,896

EXTRA FEATURES											
L N	OB/XF CODE	DESCRIPTION	BLD	CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE	NOTES
1	0500	FP-PRE FAB	0	100	0	0	1.00	UT	3,500.00	3,500.00	
2	1242	WD DECK A	0	100	4	5	20.00	SF	10.00	10.00	
3	0810	CONCRETE A	0	100	0	0	1,060.00	SF	6.50	6.50	
4	0861	POOL GUNIT	0	100	29	12	348.00	SF	85.00	85.00	
5	0845	KOOL DECK	0	100	0	0	400.00	SF	7.25	7.25	
6	0855	CONC PAVER	0	100	0	0	152.00	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	UNIT TYPE	CONSRV
1	000100	C	SFR	100	0006	R-2	75.00	100.00	75.00	FF	

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
0900	01	2,790	104.3520	130.44	363,928	1900	2000	0	0	11.00	89.00
1 SNGL FAM - 100% - 0											
Heated Area: 2301											
HX Base Yr											

116 S 4TH ST, FERNANDINA BEACH				XF DATE						LAND DATE	
				INC DATE						AG DATE	
UNITS	UT	Adj R	ADJ UNIT PRICE	ORIG COND	YEAR ON	YEAR ACTUAL	Q	% COND	OB/XF MKT VALUE	NOTES	
1.00	UT	3,500.00	3,500.00	100	1980	1980	3	46.5	1,628		
20.00	SF	10.00	10.00	100	1994	1994	3	20	40		
1,060.00	SF	6.50	6.50	100	1997	1997	3	73	5,030		
348.00	SF	85.00	85.00	100	1999	1999	3	23	6,803		
400.00	SF	7.25	7.25	100	1999	1999	3	77	2,233		
152.00	SF	10.00	10.00	100	2009	2009	3	90	1,368		

TOTAL OB/XF											
17,102											

NASSAU COUNTY PROPERTY			
VALUATION SUMMARY		PAGE 1 of 1	
VALUATION BY		STANDARD	
Tax Group: 2		Tax Dist:	
BUILDING MARKET VALUE		323,896	
TOTAL MARKET OB/XF VALUE		17,102	
TOTAL LAND VALUE - MARKET		300,000	
TOTAL MARKET VALUE		640,998	
SOH/AGL Deduction		479,761	
ASSESSED VALUE		161,237	
TOTAL EXEMPTION VALUE		HX HB 50,000	
BASE TAXABLE VALUE		111,237	
TOTAL JUST VALUE		640,998	
NCON VALUE		0	
INCOME VALUE			
PREVIOUS YEAR MKT VALUE		627,427	

PERMIT NUM	DESCRIPTION	AMT	ISSUED
20090188	METAL ROOF	2,200	02/11/2009
20090190	ELEC FOR REMODEL	1,100	02/11/2009
20090148	MOVE DUCTWORK	10,000	02/03/2009
Q0081762	200 AMP SERVICE	1,200	12/03/2008
20081638	H/AC	4,500	10/29/2008
20081349	ENCLOSE & ADD POR	20,000	09/03/2008

SALES DATA							
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE	
0608/0603	9/25/1990	WD	Q	I		62,500	
GRANTOR: GASS SUNHEE P							
GRANTEE: CASCONE JOHN & J K							
0602/1280	7/25/1990	QC	U	I	07	100	
GRANTOR: GASS CHARLES & S P							
GRANTEE: GASS SUNHEE P							

BUILDING NOTES											
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BUILDING DIMENSIONS											
BAS=[YR=1993] W15 BAS=[YR=1994] N9 W9 FGR=[YR=1993] N20 W30 S20 E30 \$ W8 S9 E17 \$ W21 S53 FOP=[YR=2009] S8E36 N27 STR=[YR=2009] E2N4W2S4\$ N11W8S30 W28\$E20 BAS=[YR=2009] E8 N11 W8 S11 \$ N11 E8 N19 E8 N23 \$ PTR= N10 SFB=[YR=1994] E30 N20W30 S20 \$ S10\$.											