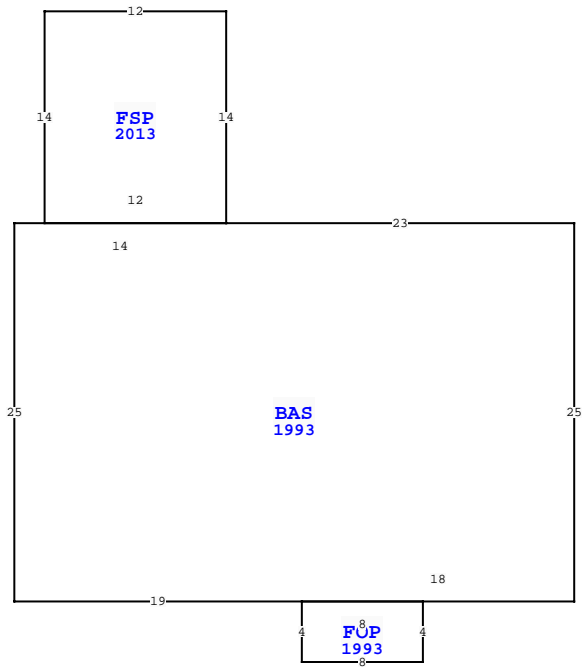


BUILDING CHARACTERISTICS		CONSTRUCTION	
ELEMENT	CD		
Exterior Wall	17	CB STUCCO	70
Exterior Wall	16	WD FR STUC	30
Roof Structure	03	GABLE/HIP	100
Roof Cover	03	COMP SHNGL	100
Interior Wall	05	DRYWALL	100
Interior Floor	11	CLAY TILE	50
Interior Floor	14	CARPET	50
Air Condition	03	CENTRAL	100
Heating Type	04	AIR DUCTED	100
Bedrooms		3	100
Bathrooms		1	100
Frame	03	MASONRY	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	1001.00		
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA
BAS	925	100	925
FOP	32	30	10
FSP	168	40	67
			SUBAREA MARKET VALUE
			91,766
			992
			6,647
TOTALS	1,125		1,002
			99,405

MARKET ADJUSTMENTS													
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND		
0100	01	1,002	125.0640	118.81	119,048	1963	1990		0	0	16.50	83.50	
1 SINGLE FAM - 0% - 0 Heated Area: 925 HX Base Yr													



NASSAU COUNTY PROPERTY		PAGE 1 of 1	2
VALUATION SUMMARY			
VALUATION BY			STANDARD
Tax Group: 2	Tax Dist:		
BUILDING MARKET VALUE			99,405
TOTAL MARKET OB/XF VALUE			5,911
TOTAL LAND VALUE - MARKET			300,000
TOTAL MARKET VALUE			405,316
SOH/AGL Deduction			127,228
ASSESSED VALUE			278,088
TOTAL EXEMPTION VALUE			0
BASE TAXABLE VALUE			278,088
TOTAL JUST VALUE			405,316
NCON VALUE			0
INCOME VALUE			
PREVIOUS YEAR MKT VALUE			401,198

PERMIT NUM	DESCRIPTION	AMT	ISSUED
20131387	SCRNPRCH	4,800	06/19/2013
20131388	REPAIR/RRF	1,000	06/19/2013
20120108	RE-ROOF	3,600	05/31/2012
20120632	10 IRRIGATION HEA	400	04/12/2012
20120353	DRIVEWAY	1,000	03/05/2012
20120028	H/AC	4,000	01/09/2012

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2705/262	4/09/2024	WD	U	I	30	340,000
GRANTOR: HAM CAROLYN M						
GRANTEE: CICCARONE ANDREW						
1825/1220	9/14/2012	WD	U	I	11	100
GRANTOR: STURGES DAVID K JR						
GRANTEE: HAM THEODORE A & CA						

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
1	0810	CONCRETE A	0	0	50	3	150.00	SF	6.50	6.50	100	1990	1990	3	59.5	580	
2	0810	CONCRETE A	0	0	42	11	462.00	SF	6.50	6.50	100	2012	2012	3	93	2,793	
3	0940	SHEDS/PORT	0	0	15	10	150.00	SF	30.00	30.00	100	2012	2012	3	55	2,475	
4	1243	WD DECK F	0	0	6	6	36.00	SF	3.20	3.20	100	2012	2012	3	55	63	

TOTAL OB/XF														5,911			
218 S 4TH ST, FERNANDINA BEACH																	

BUILDING NOTES													

BUILDING DIMENSIONS													
BAS=[YR=1993] W23FSP=[YR=2013] N14 W12 S14 E12\$ W14 S25 E19													
FOP=[YR=1993] S4 E8 N4 W8\$ E18 N25\$.													

LAND DESCRIPTION														TOTAL OB/XF										
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	0	0006	R-2	75.00	100.00	75.00	FF		1.00	1.00	1.00	4,000.00	4,000.00	300,000							