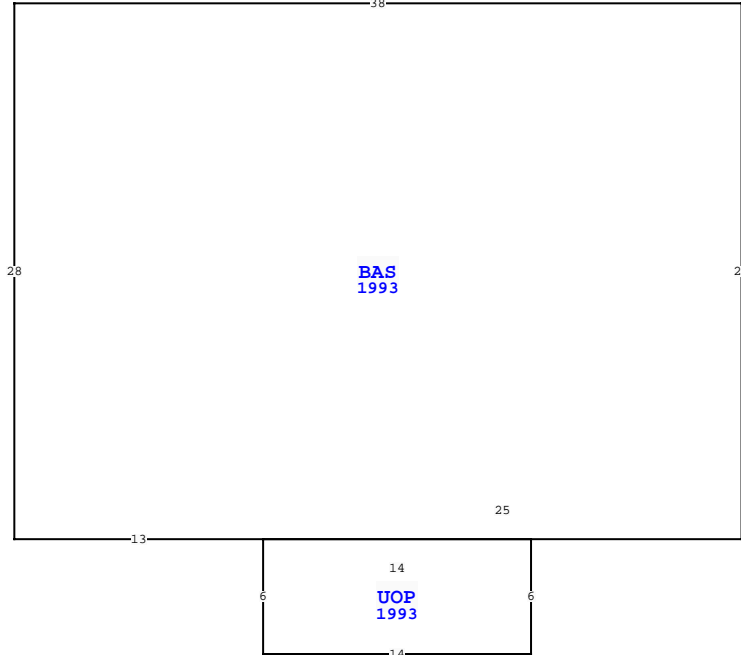


BUILDING CHARACTERISTICS		CONSTRUCTION	
ELEMENT	CD		
Exterior Wall	07	ASB SHNGLE	100
Roof Structur	03	GABLE/HIP	100
Roof Cover	03	COMP SHNGL	100
Interior Wall	05	DRYWALL	100
Interior Floo	12	HARDWOOD	100
Air Condition	03	CENTRAL	100
Heating Type	04	AIR DUCTED	100
Bedrooms		2	100
Bathrooms		2	100
Frame	02	WOOD FRAME	100
Stories	1.	1.	100
Units		0	100
BUD8 Adjustme	02	DIST FB	100
Occupancy	00	NONE	100

MARKET ADJUSTMENTS														
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	PD	NORM	% COND		
0500	01	1,081	118.9320	178.40	192,850	1949	1998	0	0	132	18.75	132.00		
1 SFR CUST - 100% - 2021														
Heated Area: 1064														
HX Base Yr 2021														



Quality		05	Quality Level 05	
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	SUBAREA MARKET VALUE
BAS	1,064	100	1,064	250,560
UOP	84	20	17	4,004
TOTALS	1,148		1,081	254,562

NASSAU COUNTY PROPERTY		PAGE 1 of 2	2
VALUATION SUMMARY			
VALUATION BY		STANDARD	
Tax Group: 2		Tax Dist:	
BUILDING MARKET VALUE		269,205	
TOTAL MARKET OB/XF VALUE		0	
TOTAL LAND VALUE - MARKET		200,000	
TOTAL MARKET VALUE		469,205	
SOH/AGL Deduction		96,891	
ASSESSED VALUE		372,314	
TOTAL EXEMPTION VALUE		HX HB VX 55,000	
BASE TAXABLE VALUE		317,314	
TOTAL JUST VALUE		469,205	
NCON VALUE		0	
INCOME VALUE			
PREVIOUS YEAR MKT VALUE		456,557	

PERMIT NUM	DESCRIPTION	AMT	ISSUED
20200063	REMODEL	0	02/26/2020
20121454	H/AC	4,000	07/19/2012
20112234	WATER HTR PIPE	100	12/19/2011
20112230	DISCN.WATER HEATE	250	12/16/2011
20112212	GAS	500	12/13/2011
20020955	REPLACE FENCE	1,000	09/24/2002

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2421/1206	12/29/2020	WD	Q	I	02	460,600
GRANTOR: COARSEY DEBORAH R						
GRANTEE: DUVAL DONN NORMAND						
2098/0945	1/31/2017	WD	Q	I	01	305,000
GRANTOR: KOPP BRIAN T						
GRANTEE: COARSEY DEBORAH R						

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

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	DPHT 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	75.00	50.00	FF		1.00	1.00	1.00	4,000.00	4,000.00	200,000							

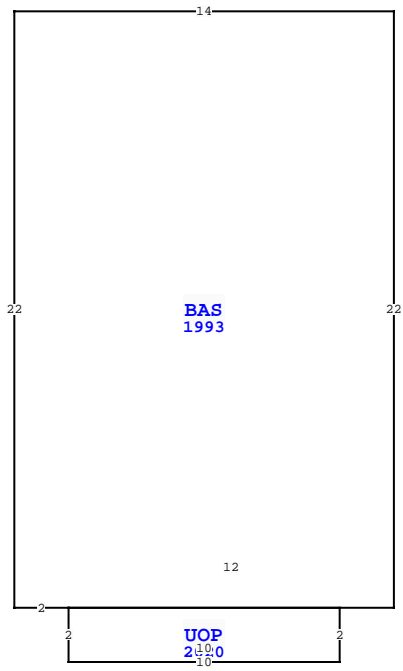
BUILDING NOTES													

BUILDING DIMENSIONS													
BAS=[YR=1993] W38 S28 E13 UOP=[YR=1993] S6 E14 N6 W14 \$ E25 N28 \$.													



BUILDING CHARACTERISTICS		CONSTRUCTION		
ELEMENT	CD			
Exterior Wall	15	CONC BLOCK	90	
Exterior Wall	10	ABOVE AVG	10	
Roof Structure	03	GABLE/HIP	100	
Roof Cover	12	MODULAR MT	100	
Interior Wall	05	DRYWALL	100	
Interior Floor	08	SHT VINYL	100	
Air Condition	03	CENTRAL	100	
Heating Type	04	AIR DUCTED	100	
Plumbing		0	100	
Frame	04	REIN CONC	100	
Story Height		0	100	
RMS		1	100	
Stories	1.	1.	100	
Class	00	.	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	SUBAREA MARKET VALUE
BAS	308	100	308	14,364
UOP	20	30	6	280
TOTALS	328		314	14,643

MARKET ADJUSTMENTS											
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
0150	06	314	99.6996	49.85	15,653	1949	2010	0	0	6.45	93.55
2 ACCESSORY U - 100% - 2021			Heated Area: 308			HX Base Yr 2021					



NASSAU COUNTY PROPERTY		PAGE 2 of 2	2
VALUATION SUMMARY			
VALUATION BY			STANDARD
Tax Group: 2		Tax Dist:	
BUILDING MARKET VALUE			269,205
TOTAL MARKET OB/XF VALUE			0
TOTAL LAND VALUE - MARKET			200,000
TOTAL MARKET VALUE			469,205
SOH/AGL Deduction			96,891
ASSESSED VALUE			372,314
TOTAL EXEMPTION VALUE	HX HB VX		55,000
BASE TAXABLE VALUE			317,314
TOTAL JUST VALUE			469,205
NCON VALUE			0
INCOME VALUE			
PREVIOUS YEAR MKT VALUE			456,557

PERMIT NUM	DESCRIPTION	AMT	ISSUED
2004126	RENOVATE BATH & W	1,000	10/09/2000

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2421/1206	12/29/2020	WD	Q	I	02	460,600
GRANTOR: COARSEY DEBORAH R						
GRANTEE: DUVAL DONN NORMAND						
2098/0945	1/31/2017	WD	Q	I	01	305,000
GRANTOR: KOPP BRIAN T						
GRANTEE: COARSEY DEBORAH R						

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
229 S 5TH ST, FERNANDINA BEACH																

BUILDING NOTES	

BUILDING DIMENSIONS	
BAS=[YR=1993] W14 S22E2 UOP=[YR=2020] S2 E10 N2 W10 \$ E12 N22\$.	

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