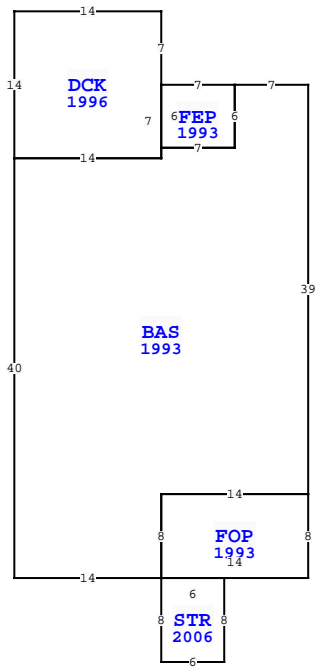




BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	10	ABOVE AVG 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	03	PLASTER 100
Interior Floo	12	HARDWOOD 80
Interior Floo	11	CLAY TILE 20
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100
BUD4 Adjustme	60	. 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
BAS	1,064	100
DCK	196	10
FEP	42	80
FOP	112	30
STR	48	10
TOTALS	1,462	1,157

MARKET ADJUSTMENTS												
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	PD	NORM	% COND
0900	01	1,157	183.6000	229.50	265,532	1926	1998		0	138.5	12.00	138.50
1 SNGL FAM - 0% - 0 Heated Area: 1064 HX Base Yr												



NASSAU COUNTY PROPERTY		
VALUATION SUMMARY		PAGE 1 of 2
VALUATION BY		STANDARD
Tax Group: 2	Tax Dist:	
BUILDING MARKET VALUE		402,829
TOTAL MARKET OB/XF VALUE		2,356
TOTAL LAND VALUE - MARKET		200,000
TOTAL MARKET VALUE		605,185
SOH/AGL Deduction		46,041
ASSESSED VALUE		559,144
TOTAL EXEMPTION VALUE		0
BASE TAXABLE VALUE		559,144
TOTAL JUST VALUE		605,185
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		585,237

PERMIT NUM	DESCRIPTION	AMT	ISSUED
20120894	RE-ROOF	5,000	05/17/2012
20110480	NEW WATER HEATER	800	04/05/2011
20110452	GAS	895	03/31/2011
20110032	ADDITION	12,000	01/05/2011
20091460	WOOD FENCE	300	10/27/2009
20071457	UPGRADE TO 200 AM	1,200	08/07/2007

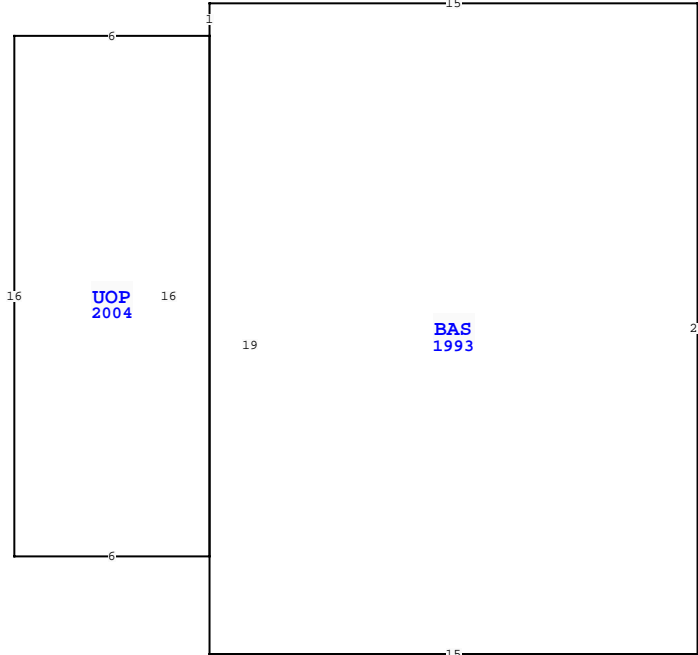
SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2352/0601	4/03/2020	WD	Q	I	01	489,000
GRANTOR: GORE NANCY LOUISE						
GRANTEE: PARROTT ELIZABETH D						
2126/1887	6/12/2017	WD	Q	I	02	405,000
GRANTOR: ROACH JAMES D JR & AS						
GRANTEE: GORE NANCY LOUISE						

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	0500	FP-PRE FAB	0	0	0	1.00	UT	3,500.00	3,500.00	100	1920	1920	3	20	700	
2	0810	CONCRETE A	0	0	94	846.00	SF	6.50	6.50	100	1960	1960	3	20	1,100	
3	0810	CONCRETE A	0	0	0	60.00	SF	6.50	6.50	100	1994	1994	3	68	265	
4	0825	BRICK	0	0	4	48.00	SF	12.50	12.50	100	1960	1960	3	38.2	229	
5	0810	CONCRETE A	0	0	5	15.00	SF	6.50	6.50	100	1992	1992	3	64	62	
TOTALS													2,356			

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	0003	R-2	50.00	100.00	50.00	FF		1.00	1.00	1.00	4,000.00	4,000.00	200,000								

BUILDING CHARACTERISTICS		CONSTRUCTION		
ELEMENT	CD			
Exterior Wall	10	ABOVE AVG	100	
Roof Structur	03	GABLE/HIP	100	
Roof Cover	12	MODULAR MT	80	
Roof Cover	01	MINIMUM	20	
Interior Wall	05	DRYWALL	100	
Interior Floo	12	HARDWOOD	100	
Air Condition	03	CENTRAL	100	
Heating Type	03	FORCED AIR	100	
Bedrooms		0	100	
Bathrooms		0.5	100	
Frame	02	WOOD FRAME	100	
Stories	1.	1.	100	
Units		0	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	300	100	300	32,978
UOP	96	20	19	2,088
TOTALS	396		319	35,067

MARKET ADJUSTMENTS												
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND	
0100	01	319	127.1600	120.80	38,535	1994	2004	0	0	0	9.00	91.00
2 SINGLE FAM - 0% - 0 Heated Area: 300 HX Base Yr												



219 S 6TH ST, FERNANDINA BEACH

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

NASSAU COUNTY PROPERTY		PAGE 2 of 2	2
VALUATION SUMMARY			
VALUATION BY		STANDARD	
Tax Group: 2	Tax Dist:		
BUILDING MARKET VALUE		402,829	
TOTAL MARKET OB/XF VALUE		2,356	
TOTAL LAND VALUE - MARKET		200,000	
TOTAL MARKET VALUE		605,185	
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ASSESSED VALUE		559,144	
TOTAL EXEMPTION VALUE		0	
BASE TAXABLE VALUE		559,144	
TOTAL JUST VALUE		605,185	
NCON VALUE		0	
INCOME VALUE			
PREVIOUS YEAR MKT VALUE		585,237	

PERMIT NUM	DESCRIPTION	AMT	ISSUED
20034159	CHG GARAGE TO STU	26,000	11/18/2003
20032560	REPLACE SEWER	1,000	02/21/2003
20110452	GAS	895	03/31/2001
9124	REPAIR/RRF	1,800	06/06/1995

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2352/0601	4/03/2020	WD	Q	I	01	489,000
GRANTOR: GORE NANCY LOUISE						
GRANTEE: PARROTT ELIZABETH D						
2126/1887	6/12/2017	WD	Q	I	02	405,000
GRANTOR: ROACH JAMES D JR & AS						
GRANTEE: GORE NANCY LOUISE						

BUILDING NOTES	

BUILDING DIMENSIONS	
BAS=[YR=1993] W15 S1 UOP=[YR=2004] W6 S16 E6 N16 S19 E15 N20 S .	

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

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	