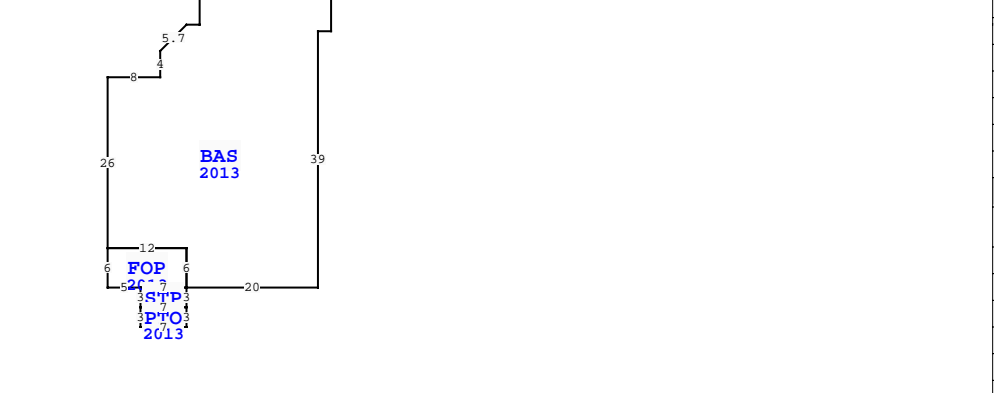


BUILDING CHARACTERISTICS	
ELEMENT	CD CONSTRUCTION
Exterior Wall	10 ABOVE AVG 100
Roof Structur	08 IRREGULAR 100
Roof Cover	12 MODULAR MT 100
Interior Wall	05 DRYWALL 100
Interior Floo	12 HARDWOOD 100
Air Condition	03 CENTRAL 100
Heating Type	04 AIR DUCTED 100
Bedrooms	3 100
Bathrooms	4 100
Frame	02 WOOD FRAME 100
Stories	1.5 1.5 100
Units	0 100
Occupancy	00 NONE 100

MARKET ADJUSTMENTS												
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND	
0900	01	3,099	99.3600	124.20	384,896	2013	2013	0	0	0	4.50	95.50

NASSAU COUNTY PROPERTY			
VALUATION SUMMARY			PAGE 1 of 1
VALUATION BY		STANDARD	
Tax Group: 2		Tax Dist:	
BUILDING MARKET VALUE		367,576	
TOTAL MARKET OB/XF VALUE		4,240	
TOTAL LAND VALUE - MARKET		250,000	
TOTAL MARKET VALUE		621,816	
SOH/AGL Deduction		147,195	
ASSESSED VALUE		474,621	
TOTAL EXEMPTION VALUE		HX HB WX 55,000	
BASE TAXABLE VALUE		419,621	
TOTAL JUST VALUE		621,816	
NCON VALUE		0	
INCOME VALUE			
PREVIOUS YEAR MKT VALUE		605,274	



PERMIT NUM	DESCRIPTION	AMT	ISSUED
20160622	REMODEL	6,010	03/08/2016
20120305	DRIVEWAY -CITY'S	1,500	02/24/2012
20120361	NEW CONSTR	224,756	02/23/2012
20100061	60 AMP UG SERVICE	500	01/13/2010

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2568/1525	6/02/2022	LE	U	I	11	100

QUALITY				
QUALITY	CD	DESCRIPTION		
01	01	Quality Level 01		
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
APT	614	100	614	72,827
BAS	1,623	100	1,623	192,506
FEP	195	80	156	18,503
FGR	615	55	338	40,091
FOP	60	30	18	2,135
FOP	72	30	22	2,609
FOP	125	30	38	4,508
FST	40	55	22	2,609
FST	214	55	118	13,996
FST	260	55	143	16,962
TOTALS	3,938		3,099	367,576

** This building has 13 Sub-Areas
23 S 6TH ST, FERNANDINA BEACH

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

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	100	0	1.00	UT	3,500.00	3,500.00	100	2013	2013	3	96	3,360	
2	0810	CONCRETE A	0	100	16	9	SF	6.50	6.50	100	2013	2013	3	94	880	

GRANTOR: GOLDMAN LOUIS E JR			
GRANTEE: GOLDMAN LOUIS E III			
1575/1999	7/09/2008	WD	Q I
GRANTOR: MILLEY AUDREY			
GRANTEE: GOLDMAN LOUIS E JR			

BUILDING NOTES												
BUILDING DIMENSIONS												
FEP=[YR=2016] W3 FST=[YR=2013] N10 W4 FST=[YR=2013] N3W13												
FGR=[YR=2013] W25 S27 PTO=[YR=2013] S3E26FOP=[YR=2013] S7												
BAS=[YR=2013] W1S16W2 D4 L4 S4W8S26 FOP=[YR=2013]												
S6E5STP=[YR=2013] S3PTO=[YR=2013]												
S3E7N3W7S7E7N3W7S7E7N6W12S1E12S6 E20N39E2N28W15S11W4S4E4N15W17S5												
E13 S3S3W26S13N5E12N22S2E5 N9E8N10S10E4S12S13E15N13S												
PTR=E15 FST=[YR=2013] E38 S3E7S10 FOP=[YR=2013]												
S4W15APT=[YR=2013] S5W8S4W5 N4W8S4W5N4W4N17E38S8W8S4S N4 E15S												
W7N8W38N5S W15S.												

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	% 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	0003	C-3	50.00	100.00	5,000.00	SF		1.00	1.00	50.00	50.00	250,000									