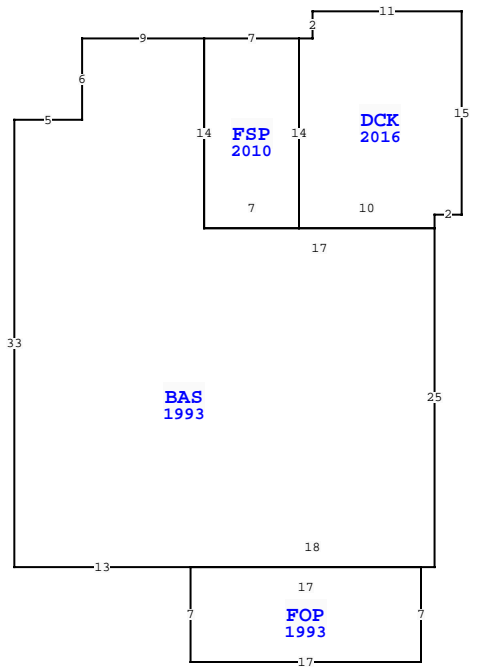


BUILDING CHARACTERISTICS		CONSTRUCTION		
ELEMENT	CD			
Exterior Wall	07	ASB SHNGLE 100		
Roof Structur	03	GABLE/HIP 100		
Roof Cover	03	COMP SHNGL 100		
Interior Wall	05	DRYWALL 100		
Interior Floo	12	HARDWOOD 80		
Interior Floo	08	SHT VINYL 20		
Air Condition	03	CENTRAL 100		
Heating Type	04	AIR DUCTED 100		
Bedrooms		2 100		
Bathrooms		1 100		
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	941	100	941	103,019
DCK	188	10	19	2,080
FOP	119	30	36	3,941
FSP	98	40	39	4,270
TOTALS	1,346		1,035	113,310

MARKET ADJUSTMENTS												
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND	
0900	01	1,035	105.8400	132.30	136,930	1930	2000	0	0	17.25	82.75	
1 SNGL FAM - 0% - 0 Heated Area: 941 HX Base Yr												



NASSAU COUNTY PROPERTY		PAGE 1 of 1	2
VALUATION SUMMARY			
VALUATION BY			STANDARD
Tax Group: 2		Tax Dist:	
BUILDING MARKET VALUE			113,310
TOTAL MARKET OB/XF VALUE			159
TOTAL LAND VALUE - MARKET			260,000
TOTAL MARKET VALUE			373,469
SOH/AGL Deduction			99,635
ASSESSED VALUE			273,834
TOTAL EXEMPTION VALUE			0
BASE TAXABLE VALUE			273,834
TOTAL JUST VALUE			373,469
NCON VALUE			0
INCOME VALUE			
PREVIOUS YEAR MKT VALUE			368,775

PERMIT NUM	DESCRIPTION	AMT	ISSUED
20152407	DECK	3,000	10/15/2015
20041175	AIR HANDLER REPLA	4,000	06/28/2004
8146	REPAIR/RRF	1,480	02/17/1994

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1715/1329	12/14/2010	WD	Q	I	01	108,420
GRANTOR: SILVER PAUL A TRUSTEE						
GRANTEE: MCDOWELL SOUTH LLC						
1665/1811	11/24/2009	PR	U	I	11	100
GRANTOR: MCDOWELL BARBARA B &						
GRANTEE: SILVER PAUL A TRUST						

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	0825	BRICK	0	0	4	5			12.50	100	1930	1930	3	20	50	
2	0810	CONCRETE A	0	0	21	4			6.50	100	1965	1965	3	20	109	

224 S 7TH ST, FERNANDINA BEACH

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

BUILDING NOTES												

BUILDING DIMENSIONS												
DCK=[YR=2016] W11 S2 W1 FSP=[YR=2010] W7 BAS=[YR=1993] W9 S6 W5 S33 E13 FOP=[YR=1993] S7 E17 N7W17\$ E18 N25 W17 N14\$ S14 E7 N14\$ S14 E10 N1 E2 N15\$.												

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	65.00	100.00	65.00	FF		1.00	1.00	1.00	4,000.00	4,000.00	260,000								