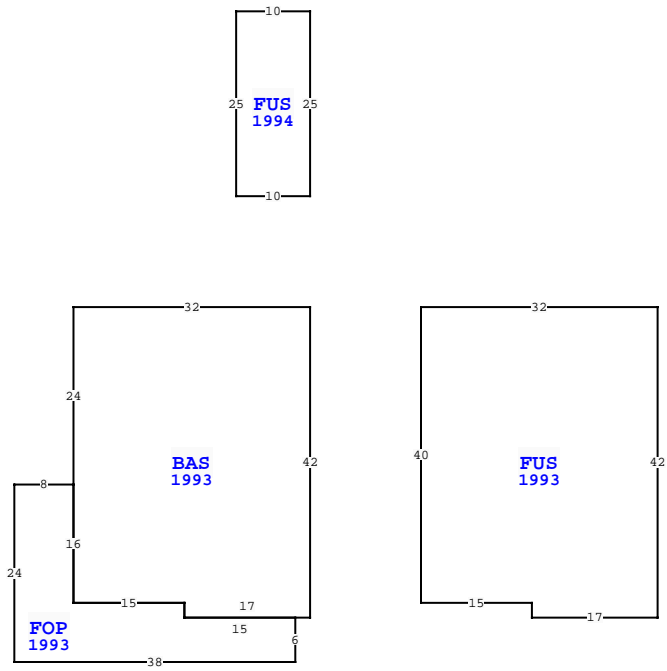




BUILDING CHARACTERISTICS		CONSTRUCTION	
ELEMENT	CD		
Exterior Wall	05	AVERAGE 100	
Roof Structur	08	IRREGULAR 100	
Roof Cover	12	MODULAR MT 100	
Interior Wall	03	PLASTER 80	
Interior Wall	05	DRYWALL 20	
Interior Floor	12	HARDWOOD 70	
Interior Floor	11	CLAY TILE 30	
Air Condition	03	CENTRAL 100	
Heating Type	04	AIR DUCTED 100	
Bedrooms		6 100	
Bathrooms		6.5 100	
Frame	02	WOOD FRAME 100	
Stories	2.5	2.5 100	
Units		0 100	
BUD8 Adjustme	02	DIST FB 100	
Occupancy	00	NONE 100	
Quality	04	Quality Level 04	
DOR CODE	3900	HOTELS AND MOTELS	
MAP NUM		MKT AREA	01
NEIGHBORHOOD/LOC		1005.00	
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA
BAS	1,314	100	1,314
FOP	402	30	121
FUS	1,314	100	1,314
FUS	250	100	250
TOTALS	3,280		2,999
			576,115

MARKET ADJUSTMENTS													
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND		
3902	11	2,999	153.6110	227.34	681,793	1904	1990		0	0	15.50	84.50	
1 BED & BRKT - 0% - 2024 Heated Area: 2878 HX Base Yr													



NASSAU COUNTY PROPERTY		PAGE 1 of 2
VALUATION SUMMARY		
VALUATION BY		DIRECT_CAP
Tax Group: 2		Tax Dist:
BUILDING MARKET VALUE		1,425,873
TOTAL MARKET OB/XF VALUE		0
TOTAL LAND VALUE - MARKET		0
TOTAL MARKET VALUE		1,425,873
SOH/AGL Deduction		0
ASSESSED VALUE		1,425,873
TOTAL EXEMPTION VALUE		0
BASE TAXABLE VALUE		1,425,873
TOTAL JUST VALUE		1,425,873
NCON VALUE		0
INCOME VALUE		1,425,873
PREVIOUS YEAR MKT VALUE		838,222

PERMIT NUM	DESCRIPTION	AMT	ISSUED
20181252	ROOF	19,111	04/16/2018
20121943	INSTALL WASH MACH	250	09/21/2012
20121261	RE-ROOF	1,500	06/26/2012
20111804	REPL FIRE ALARM P	0	10/07/2011
20111602	SIGNS	424	09/12/2011
20111093	REPAIR/RRF	0	07/05/2011

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2685/989	12/11/2023	WD	Q	I	01	1,697,500
GRANTOR: JONES DAVID L & JULIE						
GRANTEE: BLUE HERON BNB LLC						
1735/0313	4/18/2011	WD	U	I	12	950,000
GRANTOR: CBC NATIONAL BANK						
GRANTEE: JONES DAVID L & JUL						

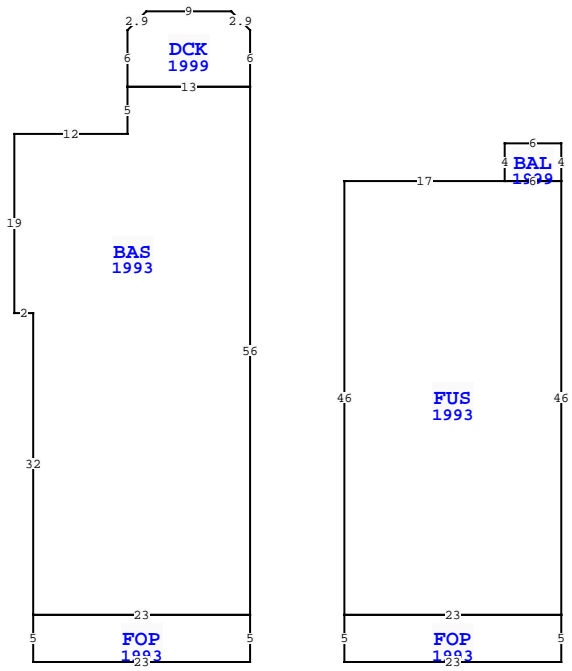
EXTRA FEATURES																	
L N	OB/XF CODE	DESCRIPTION	BLD	CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE	ORIG COND	YEAR ON	YEAR ACTUAL	Q	% COND	OB/XF MKT VALUE	NOTES
1	0504	FP-ELECTRI	0	0	0	0	1.00	UT	2,000.00	2,000.00	100	1904	1904	3	20	400	
2	0504	FP-ELECTRI	0	0	0	0	1.00	UT	2,000.00	2,000.00	100	1992	1992	3	72	1,440	
3	1242	WD DECK A	0	0	10	8	80.00	SF	10.00	10.00	100	1985	1985	3	20	160	
4	0825	BRICK	0	0	5	3	15.00	SF	12.50	12.50	100	1992	1992	3	88	165	
5	0825	BRICK	0	0	0	0	107.00	SF	12.50	12.50	100	1994	1994	3	90	1,204	
6	0810	CONCRETE A	0	0	12	70	840.00	SF	6.50	6.50	100	1999	1999	3	77	4,204	
7	1243	WD DECK F	0	0	5	35	175.00	SF	8.00	8.00	100	1994	1994	3	20	280	
8	0861	POOL GUNIT	0	0	27	15	405.00	SF	85.00	85.00	100	2002	2002	3	29	9,983	
9	1242	WD DECK A	0	0	6	8	48.00	SF	10.00	10.00	100	1994	1994	3	20	96	
10	0845	KOOL DECK	0	0	0	0	1,014.00	SF	9.43	9.43	100	2002	2002	3	82	7,837	

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	DPTH FACT	% COND	TOT ADJ	UNIT PRICE	ADJ UNIT PRICE	LAND VALUE	OTHER ADJUSTMENTS AND NOTES	YEAR	DENSITY	DECL	FRZ	YR	CONSRV
1	003910	C	HOTEL		0	0003	C-3	50.00	100.00	5,000.00	SF		1.00	1.00	1.00	45.00	45.00	225,000						
2	000100	C	SFR		0	0003	C-3	50.00	100.00	5,000.00	SF		1.00	1.00	1.00	45.00	45.00	225,000						
3	000100	C	SFR		0	0003	C-3	33.00	100.00	3,300.00	SF		1.00	1.00	1.00	45.00	45.00	148,500						



BUILDING CHARACTERISTICS		CONSTRUCTION	
ELEMENT	CD		
Exterior Wall	10	ABOVE AVG	100
Roof Structur	03	GABLE/HIP	100
Roof Cover	03	COMP SHNGL	100
Interior Wall	05	DRYWALL	100
Interior Floo	14	CARPET	70
Interior Floo	11	CLAY TILE	30
Air Condition	03	CENTRAL	100
Heating Type	04	AIR DUCTED	100
Bedrooms		4	100
Bathrooms		2.5	100
Frame	02	WOOD FRAME	100
Stories	2.	2. 100	
Units		0	100
BUD8 Adjustme	02	DIST FB	100
Occupancy	00	NONE	100
Quality	04	Quality Level	04
DOR CODE	3900	HOTELS AND MOTELS	
MAP NUM		MKT AREA	01
NEIGHBORHOOD/LOC	1005.00		
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA
BAL	24	15	4
BAS	1,276	100	1,276
DCK	100	10	1,004
FOP	115	30	3,414
FOP	115	30	3,414
FUS	1,058	100	1,058
TOTALS	2,688		2,416

MARKET ADJUSTMENTS												
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	AP	NORM	% COND
0900	01	2,416	115.1451	143.93	347,735	1880	1990		0	15	15.25	69.75
2 SNGL FAM - 0% - 2024 Heated Area: 2334 HX Base Yr												



NASSAU COUNTY PROPERTY		PAGE 2 of 2
VALUATION SUMMARY		
VALUATION BY		DIRECT_CAP
Tax Group: 2		Tax Dist:
BUILDING MARKET VALUE		1,425,873
TOTAL MARKET OB/XF VALUE		0
TOTAL LAND VALUE - MARKET		0
TOTAL MARKET VALUE		1,425,873
SOH/AGL Deduction		0
ASSESSED VALUE		1,425,873
TOTAL EXEMPTION VALUE		0
BASE TAXABLE VALUE		1,425,873
TOTAL JUST VALUE		1,425,873
NCON VALUE		0
INCOME VALUE		1,425,873
PREVIOUS YEAR MKT VALUE		838,222

PERMIT NUM	DESCRIPTION	AMT	ISSUED
20110758	ELEC OTHER	500	05/18/2011
20110685	REMODEL	2,550	05/05/2011
20110554	REMODEL	18,000	04/13/2011
20101576	OTHER	500	09/14/2010
20101117	H/AC	3,000	07/09/2010
20052982	H/AC	4,000	11/09/2005

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2685/989	12/11/2023	WD	Q	I	01	1,697,500
GRANTOR: JONES DAVID L & JULIE						
GRANTEE: BLUE HERON BNB LLC						
1735/0313	4/18/2011	WD	U	I	12	950,000
GRANTOR: CBC NATIONAL BANK						
GRANTEE: JONES DAVID L & JUL						

EXTRA FEATURES		102 S 7TH ST, FERNANDINA BEACH															
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
11	1123	CB 8"	0	0	5	17	155.00	SF	6.15	6.15	100	1950	1950	3	20	191	
12	0872	POOL HTR C	0	0	0	0	1.00	UT	6,000.00	6,000.00	100	2002	2002	3	20	1,200	
13	0966	FIRE SPRNK	0	0	0	0	2,878.00	SF	3.00	3.00	100	1994	1994	3	68	5,871	
14	0443	STK FNC 6'	0	0	0	0	280.00	LF	10.00	10.00	100	2002	2002	3	20	560	
15	0648	LIGHTS-AV	0	0	0	0	8.00	UT	140.00	140.00	100	2002	2002	3	20	224	
16	0441	STK FNC 4'	0	0	0	0	70.00	LF	6.50	6.50	100	2002	2002	3	20	91	
17	0446	BOX FNC 6'	0	0	0	0	29.00	LF	20.00	20.00	100	1994	1994	3	20	116	
18	0648	LIGHTS-AV	0	0	0	0	2.00	UT	140.00	140.00	100	2002	2002	3	20	56	
19	0444	BOX FNC 4'	0	0	0	0	15.00	LF	6.50	6.50	100	1994	1994	3	20	20	
20	0812	CONCRETE C	0	0	0	0	1,003.00	SF	4.00	4.00	100	2000	2000	3	79	3,169	

TOTAL OB/XF												11,498												
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

BUILDING NOTES	
BUILDING DIMENSIONS	
DCK=[YR=1999] N6 U2 L2 W9 D2 L2 S6E13\$ BAS=[YR=1993] W13 S5 W12 S19 E2 S32 FOP=[YR=1993] S5 E23 N5 W23\$ E23 N56\$ PTR=E10S10 FUS 1993= E17 BAL=[YR=1999] N4E6S4W6\$E6 S46 POP=[YR=1993] S5 W23 N5 E23\$ W23 N46\$N10W10\$.	