



BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	05	AVERAGE 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 60
Interior Floo	08	SHT VINYL 40
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	
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	1,224	100	1,224	113,689
FCP	252	25	63	5,851
FOP	56	30	17	1,579
TOTALS	1,532		1,304	121,119

EXTRA FEATURES											
L N	OB/XF CODE	DESCRIPTION	BLD CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE	ORIG COND	YEAR ON
1	1242	WD DECK A	0	0	16	3			48.00	SF	10.00
2	0810	CONCRETE A	0	0	42	8			336.00	SF	6.50

LAND DESCRIPTION											
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T
1	000100	C	SFR	0	0006	R-2	50.00	100.00	50.00	FF	

MARKET ADJUSTMENTS											
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
0100	01	1,304	113.3600	107.69	140,428	1988	1995	0	0	0	13.75
1 SINGLE FAM - 0% - 2024											
Heated Area: 1224											
HX Base Yr											
760 CALHOUN ST, FERNANDINA BEACH											
BLD DATE 04/30/2024 MLU											

NASSAU COUNTY PROPERTY			
VALUATION SUMMARY			PAGE 1 of 1
VALUATION BY			STANDARD
Tax Group: 2			Tax Dist:
BUILDING MARKET VALUE			121,119
TOTAL MARKET OB/XF VALUE			1,893
TOTAL LAND VALUE - MARKET			200,000
TOTAL MARKET VALUE			323,012
SOH/AGL Deduction			0
ASSESSED VALUE			323,012
TOTAL EXEMPTION VALUE			0
BASE TAXABLE VALUE			323,012
TOTAL JUST VALUE			323,012
NCON VALUE			0
INCOME VALUE			
PREVIOUS YEAR MKT VALUE			292,674

PERMIT NUM	DESCRIPTION	AMT	ISSUED
20080533	REROOF W/SHNGLS	2,000	04/02/2008
4984	NEW CONSTR	52,675	08/22/1988

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2715/1709	4/16/2024	SW	U	I	12	275,000
GRANTOR: CWABS INC ASSET-BACKE						
GRANTEE: WIGGINS JEREMY						
2686/1551	12/14/2023	CT	U	I	18	211,600
GRANTOR: CLERK OF COURT						
GRANTEE: CWABS INC ASSET-BAC						

BUILDING NOTES											
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BUILDING DIMENSIONS											
BAS=[YR=1993] W55S9 FCP=[YR=1993] S21 E12 FOP=[YR=1993] S4 E14 N4 W14\$ N21 W12 \$ E12 S21 E14 N6 E29 N24\$.											