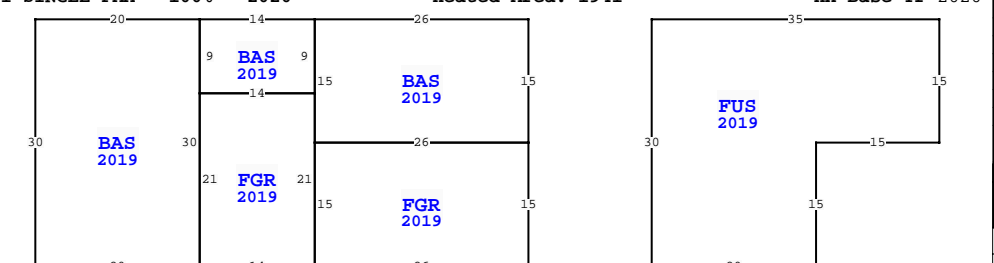


BUILDING CHARACTERISTICS	
ELEMENT	CD CONSTRUCTION
Exterior Wall	25 MOD METAL 100
Roof Structur	10 STEEL FRME 100
Roof Cover	12 MODULAR MT 100
Interior Wall	05 DRYWALL 100
Interior Floo	03 CONC FINSH 50
Interior Floo	14 CARPET 50
Air Condition	03 CENTRAL 100
Heating Type	04 AIR DUCTED 100
Bedrooms	2 100
Bathrooms	1.5 100
Frame	05 STEEL 100
Stories	2. 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	
0100	01	2,317	102.9000	97.76	226,510	2019	2019	0	0	2.00	98.00	



Quality	04 Quality Level 04			
DOR CODE	0100 SINGLE FAMILY			
MAP NUM	MKT AREA 01			
NEIGHBORHOOD/LOC	1009.00			
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	126	100	126	12,072
BAS	390	100	390	37,363
BAS	600	100	600	57,483
FGR	294	55	162	15,520
FGR	390	55	214	20,503
FUS	825	100	825	79,039
TOTALS	2,625		2,317	221,980

315 S 9TH ST, FERNANDINA BEACH

BLD DATE	12/30/2019	KK	LGL DATE	
XF DATE	12/30/2019	KK	LAND DATE	12/30/2019
INC DATE			AG DATE	

NASSAU COUNTY PROPERTY			
VALUATION SUMMARY			PAGE 1 of 1
VALUATION BY			STANDARD
Tax Group: 2	Tax Dist:		
BUILDING MARKET VALUE			221,980
TOTAL MARKET OB/XF VALUE			7,571
TOTAL LAND VALUE - MARKET			137,500
TOTAL MARKET VALUE			367,051
SOH/AGL Deduction			148,043
ASSESSED VALUE			219,008
TOTAL EXEMPTION VALUE	HX HB VX		55,000
BASE TAXABLE VALUE			164,008
TOTAL JUST VALUE			367,051
NCON VALUE			0
INCOME VALUE			
PREVIOUS YEAR MKT VALUE			357,156

PERMIT NUM	DESCRIPTION	AMT	ISSUED
20182629	NEW CONSTR	310,155	07/27/2018

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2164/1464	12/12/2017	WD	Q	V	01	25,000
GRANTOR: SANCHEZ ARTHUR M						
GRANTEE: CROW JOHN F & JOHN						
2040/0885	4/13/2016	WD	Q	V	01	20,000
GRANTOR: ONATE RAFAEL F						
GRANTEE: SANCHEZ ARTHUR M						

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	0812	CONCRETE C	0	100	0	1,322.00	SF	4.00	4.00	100	2019	2019	3	98	5,182	
2	0810	CONCRETE A	0	100	0	132.00	SF	6.50	6.50	100	2019	2019	3	98	841	
3	6002	EL ROLL DR	0	100	0	2.00	UT	900.00	900.00	100	2019	2019	3	86	1,548	
TOTAL OB/XF 7,571																

BUILDING NOTES	

BUILDING DIMENSIONS	
BAS=[YR=2019] W26 BAS=[YR=2019] W14 BAS=[YR=2019] W20 S30 E20 FGR=[YR=2019] E14 FGR=[YR=2019] E26 N15 W26 S15\$ N21 W14 S21\$ N30\$ S9 E14 N9\$ S15 E26 N15\$ PTR= E15 FUS=[YR=2019] E35 S15 W15 S15 W20 N30\$ W15\$.	

LAND DESCRIPTION		TOTAL OB/XF 7,571																						
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	100	0006	MU-8	50.00	100.00	5,000.00	SF		1.00	1.00	1.10	25.00	27.50	137,500							