

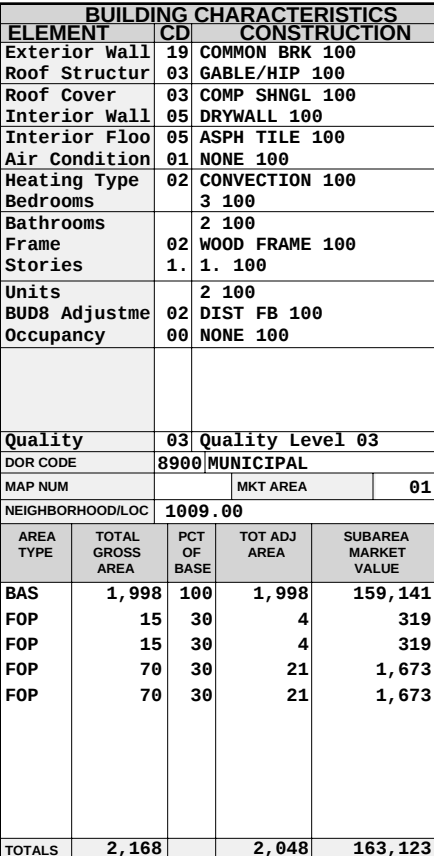
[illegible]



BUILDING CHARACTERISTICS				
ELEMENT	CD	CONSTRUCTION		
Exterior Wall	19	COMMON BRK 100		
Roof Structur	03	GABLE/HIP 100		
Roof Cover	03	COMP SHNGL 100		
Interior Wall	05	DRYWALL 100		
Interior Floop	05	ASPH TTLE 100		
Air Condition	03	CENTRAL 100		
Heating Type	04	AIR DUCTED 100		
Bedrooms		3 100		
Bathrooms		2 100		
Frame	03	MASONRY 100		
Stories	1.	1. 100		
Units		2 100		
BUD8 Adjustme	02	DIST FB 100		
Occupancy	00	NONE 100		
Quality	03	Quality Level 03		
DOR CODE	8900	MUNICIPAL		
MAP NUM		MKT AREA	01	
NEIGHBORHOOD/LOC	1009.00			
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,242	100	1,242	115,267
FOP	15	30	4	371
FOP	15	30	4	371
FOP	60	30	18	1,670
FOP	60	30	18	1,670
TOTALS	1,392		1,286	119,350

MARKET ADJUSTMENTS												
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
2700	01	1,286	125.8400	157.30	202,288	1961	1961	0	0	0	41.00	59.00
2 DUPLEX - 0% - 0												
Heated Area: 1242												
HX Base Yr												
5 3 FOP 1993 9 33 4 27 32 13 5 12 FOP 1993 5 3 FOP 1993 9 33 4 27 32 1												

[illegible]



MARKET ADJUSTMENTS											
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
2700	01	2,048	108.0000	135.00	276,480	1961	1961	0	0	41.00	59.00

4 DUPLEX - 0% - 0 Heated Area: 1998 HX Base Yr

The diagram shows a large rectangular building footprint with the following dimensions and labels:

- Top Edge:** A bracketed section on the left is labeled "5" and "FOP 1993". The total top width is 17.
- Right Edge:** A bracketed section on the right is labeled "5" and "FOP 1993". The total right height is 12.
- Bottom Edge:** Two bracketed sections are labeled "14" and "FOP 1993". The total bottom width is 14.
- Interior Dimensions:** The main rectangle has a width of 45 and a height of 27. The bottom edge of the main rectangle is labeled 58.
- Center Label:** "BAS 1993" is centered within the main rectangle.

BLD DATE	07/14/2021	KK	LGL DATE	
YE DATE	07/14/2021	KK	LAND DATE	03/18/2024

[illegible]

BUILDING NOTES	
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EXTRA FEATURES							908-926 S 10TH & 11TH ST, FERNANDINA BEACH					07/17/2022		07/17/2022		07/17/2022	
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
31	0810	CONCRETE A	0	0	49	3	147.00	SF	6.50	6.50	100	1980	1980	3	32.5	311	
32	0810	CONCRETE A	0	0	59	10	590.00	SF	6.50	6.50	100	1980	1980	3	32.5	1,246	
33	0400	CONC CURB	0	0	0	0	7.00	LF	15.00	15.00	100	2000	2000	3	84	88	
34	0810	CONCRETE A	0	0	50	3	150.00	SF	6.50	6.50	100	1980	1980	3	32.5	317	
35	0810	CONCRETE A	0	0	58	10	580.00	SF	6.50	6.50	100	1980	1980	3	32.5	1,225	
36	0462	ST/AL FNC	0	0	129	3	387.00	SF	10.00	10.00	100	2000	2000	3	28	1,084	
37	0819	CONC 12"	0	0	0	0	224.00	SF	9.50	9.50	100	2000	2000	3	79	1,681	
38	0351	CARPORT MT	0	0	22	16	352.00	SF	10.00	10.00	100	2000	2000	3	20	704	
39	0351	CARPORT MT	0	0	16	10	160.00	SF	6.60	6.60	100	2000	2000	3	20	211	
40	0425	CL FNC 8'	0	0	0	0	307.00	LF	10.65	10.65	100	1990	1990	3	27	883	

U	BUILDING NOTES

BUILDING DIMENSIONS
BAS=[YR=1993] W12FOP=[YR=1993] N3 W5 S3E5\$ W45 FOP=[YR=1993] N3 W5 S3E5\$ W17S27 E1 FOP=[YR=1993] S5 E14N5W14\$E58 FOP=[YR=1993] S5 E14N5W14\$E15 N27\$.

[illegible]



BUILDING CHARACTERISTICS				
ELEMENT	CD	CONSTRUCTION		
Exterior Wall	19	COMMON BRK 100		
Roof Structur	03	GABLE/HIP 100		
Roof Cover	03	COMP SHNGL 100		
Interior Wall	05	DRYWALL 100		
Interior Floo	05	ASPH TILE 100		
Air Condition	03	CENTRAL 100		
Heating Type	04	AIR DUCTED 100		
Bedrooms		4 100		
Bathrooms		1 100		
Frame	03	MASONRY 100		
Stories	1.	1. 100		
Units		1 100		
BUD8 Adjustme	02	DIST FB 100		
Occupancy	00	NONE 100		
Quality	03	Quality Level 03		
DOR CODE	8900	MUNICIPAL		
MAP NUM		MKT AREA	01	
NEIGHBORHOOD/LOC	1009.00			
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,242	100	1,242	84,709
FOP	15	30	4	273
FOP	55	30	16	1,092
TOTALS	1,312		1,262	86,073

MARKET ADJUSTMENTS												
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	1,262	121.6800	115.60	145,887	1961	1961	0	0	0	41.00	59.00

5 SINGLE FAM - 0% - 0

Heated Area: 1242

HX Base Yr

3

5

FOP
1993

3

39

27

33

11

5

11

13

27

BAS
1993

BLD DATE	07/14/2021	KK	LGL DATE	
XF DATE	07/14/2021	KK	LAND DATE	03/18/2024

MLU

[illegible]

[illegible]

BUILDING CHARACTERISTICS

ELEMENTCDCONSTRUCTION

Exterior Wall

Roof Structur

Roof Cover

Interior Wall

Interior Floo

Ceiling

Air Condition

Heating Type

Fixtures

Frame

Story Height

RMS

Stories

Units

BUD8 Adjustme

Occupancy

Quality

DOR CODE

MAP NUM

NEIGHBORHOOD/LOC

19COMMON BRK 100

04WOOD TRUSS 100

03COMP SHNGL 100

05DRYWALL 100

05ASPH TILE 100

02F.NOT SUS 100

03CENTRAL 100

04AIR DUCTED 100

9100

03MASONRY 100

8100

4100

1.1.100

0100

02DIST FB 100

00NONE 100

03Quality Level 03

8900MUNICIPAL

MKT AREA01

1009.00

AREA TYPE

TOTAL GROSS AREA

PCT OF BASE

TOT ADJ AREA

SUBAREA MARKET VALUE

BAS

1,458

100

1,458

90,676

FOP

70

30

21

1,306

FOP

15

30

4

249

STP

10

10

1

62

TYPE

MDL

EFF. AREA

TOT ADJ PTS

EFF. BASE RATE

REPL. COST NEW

AYB

EYB

ECON

FNCT

NORM

% COND

0303

04

1,484

98.2800

105.41

156,428

1961

1961

0

0

041.00

59.00

8 CLUB HOUSE - 0% - 0

Heated Area: 1458

HX Base Yr

BLD DATE

XF DATE

REC DATE

07/14/2021

07/14/2021

KK

LGL DATE

LAND DATE

AG DATE

03/18/2024

MLU

EXTRA FEATURES

908-926 S 10TH & 11TH 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

LAND DESCRIPTION

TOTAL OB/XF

0

L N

USE CODE

CLS

LAND USE DESCRIPTION

CAP

R D

LOC ZONE

FRONT

DEPTH

TOT LND UTS

UNIT TYPE

D T

DPHT FACT

% COND

TOT ADJ

UNIT PRICE

ADJ UNIT PRICE

LAND VALUE

OTHER ADJUSTMENTS AND NOTES

YEAR

DENSITY

DECL

FRZ

YR

CONSRV

REVIEW DATE

07/14/2021

BY

KK

Total Acres:

1.61

Total Land Value:

770,000

Market:

0

Agricultural:

0

Common:

770,000

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NASSAU COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY

Tax Group: 2

Tax Dist:

BUILDING MARKET VALUE

TOTAL MARKET OB/XF VALUE

TOTAL LAND VALUE - MARKET

TOTAL MARKET VALUE

SOH/AGL Deduction

ASSESSED VALUE

TOTAL EXEMPTION VALUE

BASE TAXABLE VALUE

TOTAL JUST VALUE

NCON VALUE

INCOME VALUE

PREVIOUS YEAR MKT VALUE

927,834

28,684

770,000

1,726,518

136,837

1,589,681

1,589,681

0

1,726,518

0

1,882,524

SALES DATA

OFF RECORD Number

DATE

TYPE INST

QUANTITY

VOLUME

RSN CD

SALE PRICE

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1993] W9 FOP=[YR=1994] N3 W5S3E5\$
W4S5S27E37FOP=[YR=1993] S5E14N5 STP=[YR=1993]
S5E2N5W2\$W14\$E17N27\$.