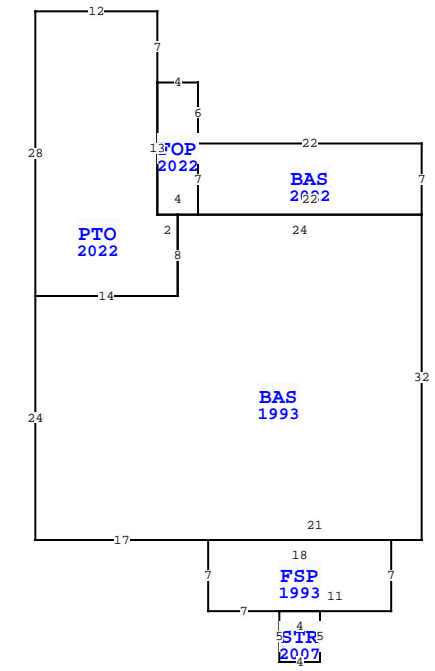


ELEMENT	CD	CONSTRUCTION
Exterior Wall	10	ABOVE AVG 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	02	WALL BD/WD 100
Interior Floor	13	LVT/LAMMT 50
Interior Floor	14	CARPET 50
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		1 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 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	1,344	114.8160	109.08	146,604	1946	2007	0	0	0	7.50	92.50		
1 SINGLE FAM - 100% - 2017 Heated Area: 1258 HX Base Yr 2017														



Quality	06	Quality Level 06		
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	1,104	100	1,104	111,392
BAS	154	100	154	15,538
FOP	52	30	16	1,614
FSP	126	40	50	5,045
PTO	352	5	18	1,816
STR	20	10	2	202
TOTALS	1,808		1,344	135,609

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	0810	CONCRETE A	0	100	20	4		6.50	6.50	100	2007	2007	3	88	458	
2	0855	CONC PAVER	0	100	0	0		10.00	10.00	100	2022	2022	3	100	5,980	
3	0462	ST/AL FNC	0	100	0	0		10.00	10.00	100	2022	2022	3	98	6,586	
4	0475	VF 4 SBPL	0	100	0	0		14.00	14.00	100	2022	2022	3	99	333	
5	0476	VF 6 SBPL	0	100	0	0		32.00	32.00	100	2022	2022	3	99	3,612	

304 S 11TH ST, FERNANDINA BEACH														BLD DATE	04/09/2014	KK	LGL DATE		
														XF DATE			LAND DATE	03/18/2024	MLU
														INC DATE			AG DATE		

NASSAU COUNTY PROPERTY			
VALUATION SUMMARY			PAGE 1 of 1
VALUATION BY			STANDARD
Tax Group: 2	Tax Dist:		
BUILDING MARKET VALUE			135,609
TOTAL MARKET OB/XF VALUE			16,969
TOTAL LAND VALUE - MARKET			123,200
TOTAL MARKET VALUE			275,778
SOH/AGL Deduction			128,394
ASSESSED VALUE			147,384
TOTAL EXEMPTION VALUE	HX HB	50,000	
BASE TAXABLE VALUE			97,384
TOTAL JUST VALUE			275,778
NCON VALUE			0
INCOME VALUE			
PREVIOUS YEAR MKT VALUE			258,663

PERMIT NUM	DESCRIPTION	AMT	ISSUED
20190728	ADDITION	72,000	03/09/2020
20110433	REPAIR/RRF	4,934	03/28/2011
20071208	XFOB	750	06/27/2007
20070576	REMODEL	1,850	04/11/2007
20070560	H/AC	3,000	04/10/2007
20070329	FOUNDATION	23,700	02/21/2007

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2040/1958	4/18/2016	WD	Q	I	02	128,000
GRANTOR: COON JAMES H & MARTHA						
GRANTEE: WILLIAMS CYNTHIA LY						
2040/1956	4/18/2016	QC	U	I	11	100
GRANTOR: COON JAMES H & MARTHA						
GRANTEE: WILLIAMS CYNTHIA LY						

BUILDING NOTES													
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BUILDING DIMENSIONS													
BAS=[YR=2022] W22 FOP=[YR=2022] N6 W4 PTO=[YR=2022] N7 W12 S28 BAS=[YR=1993] S24 E17 FSP=[YR=1993] S7 E7 STR=[YR=2007] S5 E4 N5 W4\$ E11 N7 W18\$ E21 N32 W24 S8 W14\$ E14 N8 W2 N13\$ S13 E4 N7\$ S7 E22 N7\$.													

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	100	0006	R-2	56.00	100.00	56.00	FF		1.00	1.00	1.00	2,200.00	2,200.00	123,200							