



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	08	SHT VINYL 50
Interior Floo	14	CARPET 50
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	02	Quality Level 02
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	1,584	100	1,584	125,433
FOP	35	30	10	792
UCP	435	20	87	6,890
TOTALS	2,054		1,681	133,114

EXTRA FEATURES											
L N	OB/XF CODE	DESCRIPTION	BLD CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE	ORIG COND	YEAR ON
1	0940	SHEDS/PORT	0 100	19	14	266.00	SF	30.00	30.00	100	2009
2	0810	CONCRETE A	0 100	0	0	300.00	SF	5.85	5.85	100	2008

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	100	0006	R-2	43.00	100.00	43.00	FF	1.00

MARKET ADJUSTMENTS											
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
0100	01	1,681	101.6500	96.57	162,334	1932	1980	0	0	18.00	82.00
1 SINGLE FAM - 100% - 1999 Heated Area: 1584 HX Base Yr 1999											
322 S 11TH ST, FERNANDINA BEACH											

TOTAL OB/XF											
4,754											
BLD DATE	03/27/2015	KK	LGL DATE								
XF DATE			LAND DATE	03/18/2024	MLU						
INC DATE			AG DATE								

NASSAU COUNTY PROPERTY			
PAGE 1 of 1			
VALUATION SUMMARY			
VALUATION BY	STANDARD		
Tax Group: 2	Tax Dist:		
BUILDING MARKET VALUE	133,114		
TOTAL MARKET OB/XF VALUE	4,754		
TOTAL LAND VALUE - MARKET	94,600		
TOTAL MARKET VALUE	232,468		
SOH/AGL Deduction	177,263		
ASSESSED VALUE	55,205		
TOTAL EXEMPTION VALUE	30,205		
BASE TAXABLE VALUE	25,000		
TOTAL JUST VALUE	232,468		
NCON VALUE	0		
INCOME VALUE			
PREVIOUS YEAR MKT VALUE	218,013		

PERMIT NUM	DESCRIPTION	AMT	ISSUED
20100777	H/AC	650	05/11/2010
2003205	REMODEL	250	06/12/2000
990567	XFOB	100	06/02/1999
6790	REPAIR/RRF	1,200	10/29/1991

SALES DATA							
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE	
0859/0461	12/15/1998	WD	Q	I		37,000	
GRANTOR: WARD BUFFORD B ESTATE							
GRANTEE: JONES JOHNELL JR							
0757/1751	4/24/1996	QC	U	I	01	100	
GRANTOR: WARD BUFORD							
GRANTEE: WARD BUFORD/HAUGABR							

BUILDING NOTES											
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BUILDING DIMENSIONS											
UCP=[YR=2009] W29S15 BAS=[YR=1993] S47 E1 S6 E11											
FOP=[YR=2003] S5 E7 N5 W7\$ E18 N53W30\$E29N15\$.											