



BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	05	AVERAGE 50
Exterior Wall	06	BD/BATTEN 50
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	11	CLAY TILE 60
Interior Floo	14	CARPET 40
Air Condition	02	WINDOW 100
Heating Type	02	CONVECTION 100
Bedrooms		3 100
Bathrooms		1.5 100
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	1001.00	

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,312	100	1,312	106,630
FOP	18	30	5	406
FOP	150	30	45	3,658
TOTALS	1,480		1,362	110,694

EXTRA FEATURES									
L N	OB/XF CODE	DESCRIPTION	BLD CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE
1	0810	CONCRETE A	0	0	45	16			

LAND DESCRIPTION									
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS
1	000100	C	SFR	0	0006	MU-1	86.00	100.00	86.00

MARKET ADJUSTMENTS												
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND	
0100	01	1,362	103.5424	98.37	133,980	1960	1995	0	0	0	17.38	82.62
1 SINGLE FAM - 0% - 0 Heated Area: 1312 HX Base Yr												
516 N 11TH ST, FERNANDINA BEACH												

TOTAL OB/XF 2,668												
L N	OB/XF CODE	DESCRIPTION	BLD CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE	ORIG COND	YEAR ON	YEAR ACTUAL
1	0810	CONCRETE A	0	0	45	16				100	1989	1989

TOTAL OB/XF 2,668												
L N	OB/XF CODE	DESCRIPTION	BLD CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE	ORIG COND	YEAR ON	YEAR ACTUAL
1	0810	CONCRETE A	0	0	45	16				100	1989	1989

NASSAU COUNTY PROPERTY			
VALUATION SUMMARY		PAGE 1 of 1	
VALUATION BY	STANDARD	Tax Group: 2	Tax Dist:
BUILDING MARKET VALUE	110,694		
TOTAL MARKET OB/XF VALUE	2,668		
TOTAL LAND VALUE - MARKET	193,500		
TOTAL MARKET VALUE	306,862		
SOH/AGL Deduction	110,064		
ASSESSED VALUE	196,798		
TOTAL EXEMPTION VALUE	0		
BASE TAXABLE VALUE	196,798		
TOTAL JUST VALUE	306,862		
NCON VALUE	0		
INCOME VALUE			
PREVIOUS YEAR MKT VALUE	302,245		

PERMIT NUM	DESCRIPTION	AMT	ISSUED
20090806	REPAIR/RRF	450	06/24/2009
6688	ADDITION	1,500	08/02/1991
5572	XFOB	800	09/06/1989
4640	ADDITION	0	01/19/1988
4307	N/A	500	05/22/1987

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1619/0424	5/06/2009	WD	U	I	12	50,000
GRANTOR: TANZANITE ASSOCIATES						
GRANTEE: ADAMS RICHARD & CAR						
1575/1383	7/08/2008	CT	U	I	14	100
GRANTOR: CLERK OF COURT						
GRANTEE: TANZANITE ASSOCIATE						

BUILDING NOTES									

BUILDING DIMENSIONS									
BAS=[YR=1993] W23 FOP=[YR=1993] N3 W6 S3 E6 \$ W25 S24 FOP=[YR=1993] S6 E25 N6 W25 \$ E28 S8 E20 N32 \$.									