



BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	05	AVERAGE 100
Roof Structure	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floor	11	CLAY TILE 50
Interior Floor	14	CARPET 50
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		4 100
Bathrooms		3.5 100
Frame	02	WOOD FRAME 100
Stories	2.	2. 100
Units		0 100
Occupancy	00	NONE 100

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Quality	03	Quality Level 03
DOR CODE	0100	SINGLE FAMILY

MAP NUM		MKT AREA	01
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NEIGHBORHOOD/LOC	1009.00
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AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	2,305	100	2,305	289,274
FGR	893	55	491	61,620
FOP	174	30	52	6,526
FUS	540	100	540	67,769
PTO	196	5	10	1,255

TOTALS	4,108		3,398	426,444
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EXTRA FEATURES									
L N	OB/XF CODE	DESCRIPTION	BLD CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE
1	0812	CONCRETE C	0 100	0	0	1,278.00	SF	4.00	4.00
2	0810	CONCRETE A	0 100	0	0	115.00	SF	6.50	6.50
3	0476	VF 6 SBPL	0 100	0	0	378.00	LF	32.00	32.00
4	0470	VNYL GATE	0 100	0	0	2.00	UT	300.00	300.00
5	0911	SCRN RM A	0 100	0	0	1,200.00	SF	17.50	17.50
6	0845	KOOL DECK	0 100	0	0	804.00	SF	7.25	7.25
7	0861	POOL GUNIT	0 100	0	0	396.00	SF	85.00	85.00

LAND DESCRIPTION									
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS
1	000100	C	SFR	100		R-2	172.00	100.00	172.00

REVIEW DATE	05/12/2019	BY	KBA
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MARKET ADJUSTMENTS											
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
0900	01	3,398	103.5000	129.38	439,633	2016	2016	0	0	3.00	97.00
1 SNGL FAM - 100% - 2017											
Heated Area: 2845											
HX Base Yr 2017											

325 VERNON ST, FERNANDINA BEACH

325 VERNON ST, FERNANDINA BEACH					INC DATE					AG DATE	
UNITS	UT	Adj R	ADJ UNIT PRICE	ORIG COND	YEAR ON	YEAR ACTUAL	Q	% COND	OB/XF MKT VALUE	NOTES	
1,278.00	SF	4.00	4.00	100	2016	2016	3	96	4,908		
115.00	SF	6.50	6.50	100	2016	2016	3	96	718		
378.00	LF	32.00	32.00	100	2017	2017	3	92	11,128		
2.00	UT	300.00	300.00	100	2017	2017	3	92	552		
1,200.00	SF	17.50	17.50	100	2018	2018	3	82	17,220		
804.00	SF	7.25	7.25	100	2018	2018	3	97	5,654		
396.00	SF	85.00	85.00	100	2019	2019	3	90	30,294		

TOTAL OB/XF										70,474		
LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPTH FACT	% COND	TOT ADJ	UNIT PRICE	ADJ UNIT PRICE	LA VAL	
R-2	172.00	100.00	172.00	FF		1.00	1.00	1.00	2,200.00	2,200.00	3	

Market: 0

NASSAU COUNTY PROPERTY			
PAGE 1 of 2			2
VALUATION SUMMARY			
VALUATION BY		STANDARD	
Tax Group: 2		Tax Dist:	
BUILDING MARKET VALUE		440,920	
TOTAL MARKET OB/XF VALUE		70,474	
TOTAL LAND VALUE - MARKET		378,400	
TOTAL MARKET VALUE		889,794	
SOH/AGL Deduction		420,738	
ASSESSED VALUE		469,056	
TOTAL EXEMPTION VALUE		55,000	
BASE TAXABLE VALUE		414,056	
TOTAL JUST VALUE		889,794	
NCON VALUE		0	
INCOME VALUE			
PREVIOUS YEAR MKT VALUE		838,531	

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PERMIT NUM	DESCRIPTION	AMT	ISSUED
20181700	SWIM POOL	53,629	05/18/2018
20172948	24X25	27,552	09/26/2017
20153005	CO ISSUED	0	10/26/2016
20153005	NEW CONSTR	0	12/30/2015

SALES DATA					
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD
2017/1348	12/07/2015	WD U	V	11	100
GRANTOR: UNITY WOODS AT AMELIA					
GRANTEE: KEGLER MICHAEL					
2016/0787	10/27/2015	WD U	V	11	100
GRANTOR: UNITY WOODS AT AMELIA					
GRANTEE: KEGLER MICHAEL					

BUILDING NOTES									
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BUILDING DIMENSIONS									
BAS=[YR=2016] W17 PTO=[YR=2016] N10 W20 S7 D3 R3 E17\$ W17 U3 L3 W7 D3 L3 W25 S23 FGR=[YR=2016] W12 S24 E41 N4 FOP=[YR=2016] E29 N6 W29 S6\$ N7 W7 N13 W22\$ E22 S13 E7 N3 E29 S7 E14 N40\$ PTR=E15 FUS=[YR=2016] E4 N3 E9 S3 E4 N3 E3 S3 E4 S21 W24 N21\$ W15\$.									

KEGLER MICHAEL
325 VERNON ST
FERNANDINA BEACH, FL 32034

00-00-31-1800-0230-05D0

[illegible]