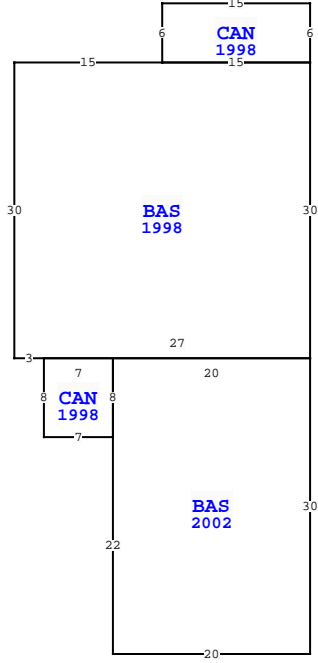


BUILDING CHARACTERISTICS		CONSTRUCTION	
ELEMENT	CD		
Exterior Wall	10	ABOVE AVG 80	
Exterior Wall	16	WD FR STUC 20	
Roof Structure	04	WOOD TRUSS 100	
Roof Cover	03	COMP SHNGL 60	
Roof Cover	02	ROLL COMP 40	
Interior Wall	01	MINIMUM 100	
Interior Floor	03	CONC FINSH 100	
Ceiling	04	NONE 100	
Air Condition	01	NONE 100	
Heating Type	01	NONE 100	
Fixtures		0 100	
Frame	02	WOOD FRAME 100	
Common Wall		61 100	
Story Height		14 100	
RMS		2 100	
Stories	1.	1. 100	
Units		0 100	
Occupancy	00	NONE 100	
Quality	03	Quality Level 03	
DOR CODE	2700	VEH SALE/REPAIR	
MAP NUM		MKT AREA	01
NEIGHBORHOOD/LOC	2002.00		
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA
BAS	900	100	900
BAS	600	100	600
CAN	56	30	17
CAN	90	30	27
TOTALS	1,646		1,544

MARKET ADJUSTMENTS											
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
2	VEH SALE/R	- 0%	- 2024	42.57	65,728	1998	1998	0	0	0	33.00
Heated Area: 1500						HX Base Yr					



NASSAU COUNTY PROPERTY		PAGE 1 of 3	2
VALUATION SUMMARY			
VALUATION BY		DIRECT_CAP	
Tax Group: 2		Tax Dist:	
BUILDING MARKET VALUE		595,467	
TOTAL MARKET OB/XF VALUE		0	
TOTAL LAND VALUE - MARKET		0	
TOTAL MARKET VALUE		595,467	
SOH/AGL Deduction		0	
ASSESSED VALUE		595,467	
TOTAL EXEMPTION VALUE		0	
BASE TAXABLE VALUE		595,467	
TOTAL JUST VALUE		595,467	
NCON VALUE		0	
INCOME VALUE		595,467	
PREVIOUS YEAR MKT VALUE		595,467	

PERMIT NUM	DESCRIPTION	AMT	ISSUED
E017894	CHNGE SRVC	0	03/01/2001
10501	NEW CONSTR	5,000	05/22/1997
M951140	H/AC	0	05/01/1995
M951109	H/AC	0	04/01/1995
B9501778	NEW CONSTR	84,600	03/01/1995
B9501752	XFOB	7,714	03/01/1995

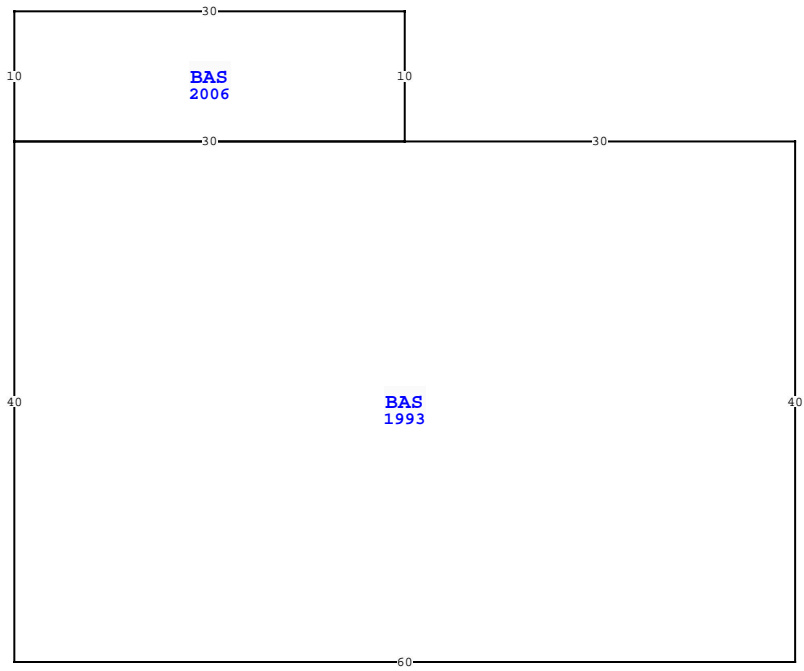
SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2666/69	9/05/2023	PR	U	I	19	100
GRANTOR: JOHNSON PAMELA W AS P						
GRANTEE: JOHNSON PAMELA W						
2653/1086	7/07/2023	PR	U	I	19	100
GRANTOR: JOHNSON PAMELA W AS P						
GRANTEE: JOHNSON PAMELA W						

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	0803	ASPHALT C	0	0	0	0	7,100.00	SF	2.00	2.00	100	1980	1980	3	50	7,100	
2	0810	CONCRETE A	0	0	8	17	136.00	SF	6.50	6.50	100	1980	1980	3	32.5	287	
3	0811	CONCRETE B	0	0	64	9	576.00	SF	5.20	5.20	100	1980	1980	3	32.5	973	
4	0811	CONCRETE B	0	0	24	30	720.00	SF	5.20	5.20	100	1980	1980	3	32.5	1,217	
5	0811	CONCRETE B	0	0	20	27	540.00	SF	5.20	5.20	100	1980	1980	3	32.5	913	
6	0812	CONCRETE C	0	0	0	0	3,343.00	SF	4.00	4.00	100	1980	1980	3	32.5	4,346	
7	0810	CONCRETE A	0	0	5	9	45.00	SF	6.50	6.50	100	1993	1993	3	66	193	
8	0811	CONCRETE B	0	0	61	13	793.00	SF	5.20	5.20	100	1993	1993	3	66	2,722	
9	0810	CONCRETE A	0	0	8	20	160.00	SF	6.50	6.50	100	1993	1993	3	66	686	
10	0978	SECURTY LT	0	0	0	0	2.00	UT	450.00	450.00	100	1993	1993	3	32	288	

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	002700	C	AUTO SALES	0	0003	C-2	200.00	230.00	56,454.91	SF		1.00	1.00	1.00	10.50	10.50	592,777							

BUILDING CHARACTERISTICS		CONSTRUCTION	
ELEMENT	CD		
Exterior Wall	25	MOD METAL 80	
Exterior Wall	15	CONC BLOCK 20	
Roof Structure	10	STEEL FRME 100	
Roof Cover	12	MODULAR MT 100	
Interior Wall	04	PLYWOOD 100	
Interior Floor	03	CONC FINSH 100	
Ceiling	04	NONE 100	
Air Condition	02	WINDOW 100	
Heating Type	03	FORCED AIR 100	
Fixtures		2 100	
Frame	05	STEEL 100	
Story Height		11 100	
RMS		1 100	
Stories	1.	1. 100	
Units		0 100	
Occupancy	00	NONE 100	
Quality	03	Quality Level 03	
DOR CODE	2700	VEH SALE/REPAIR	
MAP NUM		MKT AREA	01
NEIGHBORHOOD/LOC	2002.00		
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	SUBAREA MARKET VALUE
BAS	2,400	100	103,105
BAS	300	100	12,888
TOTALS	2,700		115,993

MARKET ADJUSTMENTS											
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
2704	04	2,700	79.9053	78.11	210,897	1993	1993	0	0	45.00	55.00
3 VEH SALE/R - 0% - 2024 Heated Area: 2700 HX Base Yr											



NASSAU COUNTY PROPERTY			
VALUATION SUMMARY			PAGE 2 of 3
VALUATION BY		DIRECT_CAP	
Tax Group: 2		Tax Dist:	
BUILDING MARKET VALUE		595,467	
TOTAL MARKET OB/XF VALUE		0	
TOTAL LAND VALUE - MARKET		0	
TOTAL MARKET VALUE		595,467	
SOH/AGL Deduction		0	
ASSESSED VALUE		595,467	
TOTAL EXEMPTION VALUE		0	
BASE TAXABLE VALUE		595,467	
TOTAL JUST VALUE		595,467	
NCON VALUE		0	
INCOME VALUE		595,467	
PREVIOUS YEAR MKT VALUE		595,467	
PERMIT NUM	DESCRIPTION	AMT	ISSUED
0674	XFOB	5,000	12/01/1993

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2666/69	9/05/2023	PR U		I	19	100
GRANTOR: JOHNSON PAMELA W AS P						
GRANTEE: JOHNSON PAMELA W						
2653/1086	7/07/2023	PR U		I	19	100
GRANTOR: JOHNSON PAMELA W AS P						
GRANTEE: JOHNSON PAMELA W						

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
12	0803	ASPHALT C	0	0	0	0	2,440.00	SF	2.00	2.00	100	1995	1995	3	50	2,440	
13	0810	CONCRETE A	0	0	20	9	180.00	SF	6.50	6.50	100	1995	1995	3	70	819	
14	0811	CONCRETE B	0	0	20	30	600.00	SF	5.20	5.20	100	1998	1998	3	75	2,340	
16	0423	CL FNC 5'	0	0	0	0	225.00	LF	8.22	8.22	100	1995	1995	3	36	666	
17	0431	CL FNC 8B	0	0	0	0	92.00	LF	12.50	12.50	100	1995	1995	3	36	414	
18	0467	FNC GT 25'	0	0	0	0	1.00	UT	875.00	875.00	100	1995	1995	3	36	315	
19	0446	BOX FNC 6'	0	0	0	0	257.00	LF	24.00	24.00	100	2002	2002	3	20	1,234	
20	0431	CL FNC 8B	0	0	0	0	31.00	LF	12.50	12.50	100	2002	2002	3	58	225	
21	0467	FNC GT 25'	0	0	0	0	1.00	UT	875.00	875.00	100	2002	2002	3	58	508	
23	0971	ST LGHT OV	0	0	0	0	2.00	UT	1,555.00	1,555.00	100	2005	2005	3	66	2,053	

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
1505 S 14TH ST, FERNANDINA BEACH																								
															11,014									

BUILDING NOTES									

BUILDING DIMENSIONS									
BAS=[YR=1993] W30 BAS=[YR=2006] N10 W30 S10 E30\$ W30 S40 E60 N40\$.									

