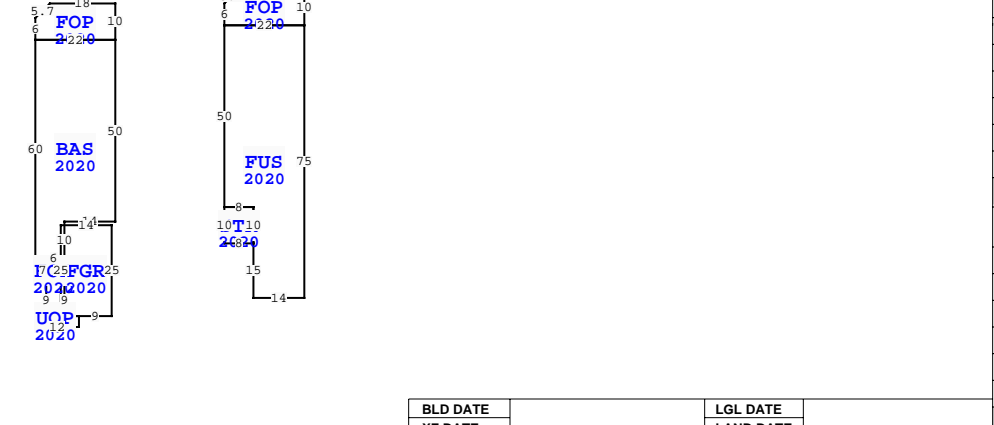


ELEMENT	CD	CONSTRUCTION
Exterior Wall	10	ABOVE AVG 70
Exterior Wall	20	FACE BRICK 30
Roof Structure	01	FLAT 100
Roof Cover	04	BUILT-UP 100
Interior Wall	05	DRYWALL 100
Interior Floor	11	CLAY TILE 70
Interior Floor	14	CARPET 30
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2.5 100
Frame	03	MASONRY 100
Stories	3.	3. 100
Units		0 100

MARKET ADJUSTMENTS											
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
1	SFR CUST	- 100%	- 2022								
Heated Area: 2630						HX Base Yr 2022					



Quality	04	Quality Level 04		
DOR CODE	0100	SINGLE FAMILY		
MAP NUM		MKT AREA 01		
NEIGHBORHOOD/LOC	1004.00			
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,180	100	1,180	241,867
FGR	350	55	192	39,354
FOP	42	30	13	2,665
FOP	212	30	64	13,118
FOP	212	30	64	13,118
FUS	1,450	100	1,450	297,209
STR	80	10	8	1,640
STR	92	10	9	1,845
UOP	81	20	16	3,279
UOP	1,426	20	285	58,417
TOTALS	5,125		3,281	672,512

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	0855	CONC PAVER	0	100	0	0			10.00	100	2020	2020	3	99	2,851	

119 S 2ND ST, FERNANDINA BEACH											
BLD DATE				LGL DATE							
XF DATE				LAND DATE							
INC DATE				AG DATE							

NASSAU COUNTY PROPERTY			
VALUATION SUMMARY			PAGE 1 of 1
VALUATION BY		STANDARD	
Tax Group: 2		Tax Dist:	
BUILDING MARKET VALUE		672,512	
TOTAL MARKET OB/XF VALUE		2,851	
TOTAL LAND VALUE - MARKET		167,750	
TOTAL MARKET VALUE		843,113	
SOH/AGL Deduction		57,353	
ASSESSED VALUE		785,760	
TOTAL EXEMPTION VALUE		50,000	
BASE TAXABLE VALUE		735,760	
TOTAL JUST VALUE		843,113	
NCON VALUE		0	
INCOME VALUE			
PREVIOUS YEAR MKT VALUE		813,251	

PERMIT NUM	DESCRIPTION	AMT	ISSUED
20181639	NEW CONSTR	337,890	05/15/2018

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2451/0325	4/05/2021	SW	Q	I	01	900,000
GRANTOR: ARTISAN HOMES LLC						
GRANTEE: ASTRIN CAL DAVE & R						
2113/1862	4/17/2017	SW	Q	I	05	200,000
GRANTOR: GLECKER LLC						
GRANTEE: ARTISAN HOMES LLC						

BUILDING NOTES											

BUILDING DIMENSIONS											
FOP=[YR=2020] W18 D4 L4 S6 BAS=[YR=2020] S60 E2											
FOP=[YR=2020] S7 E1 UOP=[YR=2020] S9 W3 S3 E12 N3											
FGR=[YR=2020] E9 N25 W14 S25 E1 E4 \$ W4 N9 W5\$ E5 N7 W6 \$ E6											
N10 E14 N50W22\$ E22 N10 \$ PTR= E30 FOP=[YR=2020] U4 R4 E18											
S10 FUS=[YR=2020] S75 W14 N15 STR=[YR=2020] W8 N10 E8 S10 \$											
N10 W8 N50 E22 \$ W22 N6 \$ W30 \$ PTR= N30 UOP=[YR=2020] N60											
E22 S25 STR=[YR=2020] W4 S9 W10 S4 E14 N13\$ W4 S6 W4 S3 W6											
S4 E14 S37 W14 N15 W8 \$ S30 \$.											

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	DPHT 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	0003	MU-1	0.00	0.00	3,050.00	SF		1.00	1.00	1.00	55.00	55.00	167,750							