

ELEMENT	CD	CONSTRUCTION
Exterior Wall	10	ABOVE AVG 100
Roof Structur	08	IRREGULAR 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	12	HARDWOOD 50
Interior Floo	14	CARPET 50
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2.5 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
0500	11	2,275	158.2161	237.32	539,903	2015	2015	0	0	3.50	96.50

1 SFR CUST - 0% - 0 Heated Area: 1848 HX Base Yr

VALUATION BY		STANDARD
Tax Group: 5	Tax Dist:	
BUILDING MARKET VALUE		521,006
TOTAL MARKET OB/XF VALUE		12,778
TOTAL LAND VALUE - MARKET		450,000
TOTAL MARKET VALUE		983,784
SOH/AGL Deduction		260,092
ASSESSED VALUE		723,692
TOTAL EXEMPTION VALUE		0
BASE TAXABLE VALUE		723,692
TOTAL JUST VALUE		983,784
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		860,446

Quality	06	Quality Level 06
DOR CODE	0100	SINGLE FAMILY
MAP NUM		MKT AREA 10
NEIGHBORHOOD/LOC	10001.00	
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE
BAS	1,848	100
FGR	552	55
FOP	104	30
FSP	210	40
FST	15	55
TOTALS	2,729	2,275

10 LAUREL OAK, FERNANDINA BEACH	BLD DATE	LGL DATE	05/07/2024	MLU
	XF DATE	LAND DATE		
	INC DATE	AG DATE		

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B1530129	CO ISSUED	0	10/01/2015
E1528972	NEW CONSTR	0	03/01/2015
B1530129	NEW CONSTR	227,717	03/01/2015

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2009/0838	10/15/2015	WD	Q	I	01	649,900
GRANTOR: KOSTICH DEVELOPMENT I						
GRANTEE: DRAPER GARY W & BET						
1925/1020	7/02/2014	WD	Q	V	01	170,000
GRANTOR: GIRTON KARL R & FELEC						
GRANTEE: KOSTICH DEVELOPMENT						

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	0	0	807.00	SF	10.00	10.00	100	2015	2015	3	95	7,667	
2	0855	CONC PAVER	0	0	0	538.00	SF	10.00	10.00	100	2015	2015	3	95	5,111	

BUILDING NOTES	

BUILDING DIMENSIONS	
BAS=[YR=2015] W26 FSP=[YR=2015] W21 S10 E21 N10\$ S10 W21 S27FGR=[YR=2015] S23 E24 N2 FOP=[YR=2015] E8 N13 W8 S13\$ N21 FST=[YR=2015] N3 W5 S3 E5\$ W24\$ E19 N3 E5 S11 E8 S10 E15 N55\$.	

LAND DESCRIPTION		TOTAL OB/XF 12,778																						
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	000100	C	SFR	0		RSF-1	0.00	0.00	1.00	LT		1.00	1.00	1.00	450,000.00	450,000.00	450,000							