



BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	10	ABOVE AVG 100
Roof Structure	08	IRREGULAR 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floor	12	HARDWOOD 80
Interior Floor	14	CARPET 20
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		4 100
Frame	02	WOOD FRAME 100
Stories	2.	2. 100
Units		0 100
Occupancy	00	NONE 100

Quality	04	Quality Level 04
DOR CODE	0100	SINGLE FAMILY

MAP NUM		MKT AREA	10
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NEIGHBORHOOD/LOC	10001.00
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AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	2,309	100	2,309	348,386
FGR	500	55	275	41,493
FOP	125	30	38	5,733
FUS	318	100	318	47,981
UOP	21	20	4	603
UOP	468	20	94	14,183

TOTALS	3,741		3,038	458,378
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EXTRA FEATURES									
L N	OB/XF CODE	DESCRIPTION	BLD	CAP	L	W	UNITS	UT	Adj R
1	0504	FP-ELECTRI	0	0	0	0	1.00	UT	2,000.00
2	0858	SCULP CONC	0	0	0	0	1,111.00	SF	13.00
3	1126	CB/STC 8"	0	0	0	0	140.00	SF	8.00
4	1242	WD DECK A	0	0	0	0	152.00	SF	10.00
5	0300	BOAT DCK W	0	0	12	8	96.00	SF	40.00
6	0463	FENCE GATE	0	0	0	0	1.00	UT	300.00

LAND DESCRIPTION									
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS
1	000100	C	SFR	0		RSF-1	0.00	0.00	1.00

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
0500	01	3,038	113.0220	169.53	515,032	2000	2000	0	0	11.00	89.00
1 SFR CUST - 0% - 2024											
Heated Area: 2627											
HX Base Yr											

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

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	0504	FP-ELECTRI	0	0	0	0	1.00	UT	2,000.00	2,000.00	100	2000	2000	3	84	1,680	
2	0858	SCULP CONC	0	0	0	0	1,111.00	SF	13.00	13.00	100	2000	2000	3	94	13,576	
3	1126	CB/STC 8"	0	0	0	0	140.00	SF	8.00	8.00	100	2000	2000	3	79	885	
4	1242	WD DECK A	0	0	0	0	152.00	SF	10.00	10.00	100	2000	2000	3	20	304	
5	0300	BOAT DCK W	0	0	12	8	96.00	SF	40.00	40.00	100	2000	2000	3	28	1,075	
6	0463	FENCE GATE	0	0	0	0	1.00	UT	300.00	300.00	100	2000	2000	3	52	156	

TOTAL OB/XF												17,676	
LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPH FACT	% COND	TOT ADJ	UNIT PRICE	ADJ UNIT PRICE	LA VAL		
RSF-1	0.00	0.00	1.00	LT		1.00	1.00	1.00	450,000.00	450,000.00	4		

Market:	0	Agricultural:	0	Common:	450,000
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NASSAU COUNTY PROPERTY				PAGE 1 of 1	5
VALUATION SUMMARY				STANDARD	
VALUATION BY		Tax Group: 5			Tax Dist:
BUILDING MARKET VALUE					458,378
TOTAL MARKET OB/XF VALUE					17,676
TOTAL LAND VALUE - MARKET					450,000
TOTAL MARKET VALUE					926,054
SOH/AGL Deduction					0
ASSESSED VALUE					926,054
TOTAL EXEMPTION VALUE					0
BASE TAXABLE VALUE					926,054
TOTAL JUST VALUE					926,054
NCON VALUE					0
INCOME VALUE					
PREVIOUS YEAR MKT VALUE					805,679

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B9906506	NEW CONSTR	374,000	10/01/1999

SALES DATA					
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD
2716/418	6/04/2024	WD	Q	I	01
GRANTOR: WORKMAN DIANE THOMPSON					
GRANTEE: MCLAUGHLIN KIMBERLY					
2671/1319	9/30/2023	TD	U	I	11
GRANTOR: CLEVELAND ELLEN B REV					
GRANTEE: WORKMAN DIANE THOMP					

BUILDING NOTES									
BAS=[YR=2000] W1 N10 L3 U3 N13 UOP=[YR=2000] E1 N2 E2 N16 W2 N2 W9 N5 W4 S5 W9 S2 W2 S6 E5 S12 E18 \$ W18 N12 W19 N5 W18 S50 E14 N2 E4 FOP=[YR=2000] S2 E7 UOP=[YR=2000] S3 E7 N3 W7 E13 N2 W1 N5 W17 S5 W2 \$ E2 N5 E17 S5 E4 S6 FGR=[YR=2000] W5 S20 E4 S2 E14 N2 E4 N24 W8 S4 W9 \$ E9 N4 E9 N7 \$ PTR= E15 FUS=[YR=2000] E5 N6 E6 S2 E3 N2 E8 S6 W4 S14 W13 N6 W5 N8 \$ W15 \$.									

BUILDING DIMENSIONS									
BAS=[YR=2000] W1 N10 L3 U3 N13 UOP=[YR=2000] E1 N2 E2 N16 W2 N2 W9 N5 W4 S5 W9 S2 W2 S6 E5 S12 E18 \$ W18 N12 W19 N5 W18 S50 E14 N2 E4 FOP=[YR=2000] S2 E7 UOP=[YR=2000] S3 E7 N3 W7 E13 N2 W1 N5 W17 S5 W2 \$ E2 N5 E17 S5 E4 S6 FGR=[YR=2000] W5 S20 E4 S2 E14 N2 E4 N24 W8 S4 W9 \$ E9 N4 E9 N7 \$ PTR= E15 FUS=[YR=2000] E5 N6 E6 S2 E3 N2 E8 S6 W4 S14 W13 N6 W5 N8 \$ W15 \$.									