

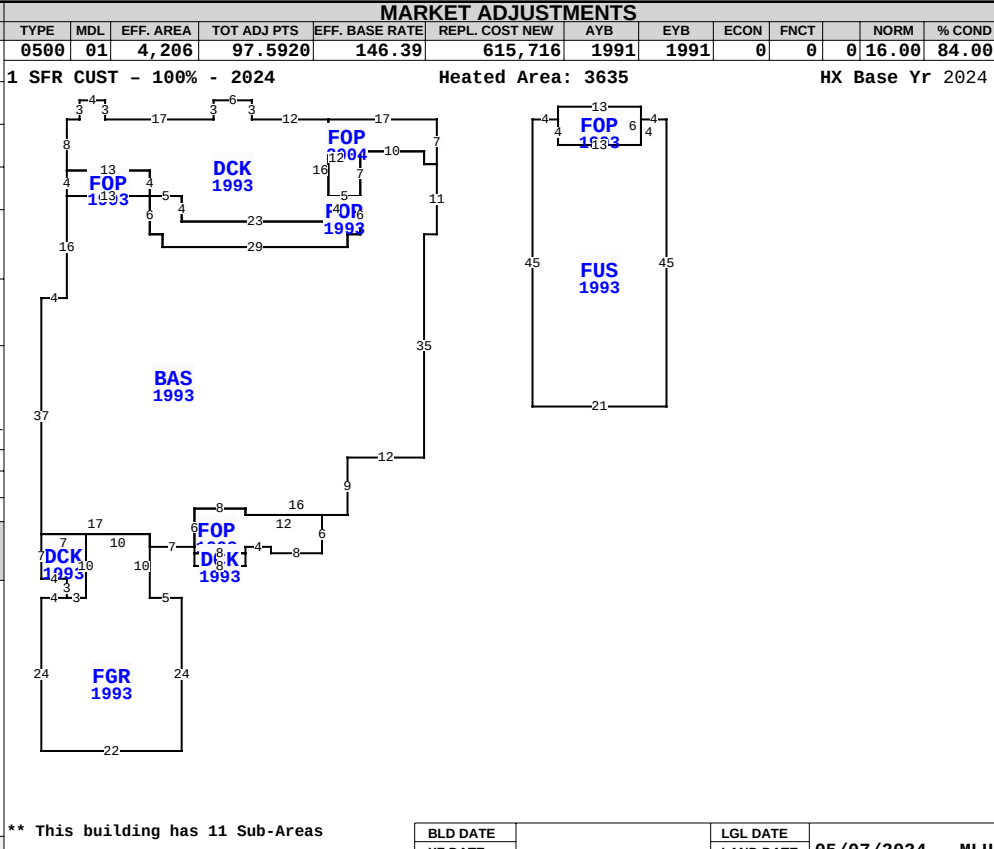


BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	16	WD FR STUC 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 70
Interior Floo	11	CLAY TILE 30
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		3.5 100
Frame	02	WOOD FRAME 100
Stories	2.	2. 100
Units		0 100
Occupancy	00	NONE 100

Quality	03	Quality Level 03
DOR CODE	0100	SINGLE FAMILY
MAP NUM		MKT AREA 10

NEIGHBORHOOD/LOC 10001.00				
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	2,742	100	2,742	337,177
DCK	16	10	2	246
DCK	58	10	6	738
DCK	562	10	56	6,886
FGR	628	55	345	42,424
FOP	52	30	16	1,967
FOP	78	30	23	2,828
FOP	124	30	37	4,549
FOP	164	30	49	6,025
FOP	124	30	37	4,549
TOTALS	5,441		4,206	517,201

EXTRA FEATURES									
L N	OB/XF CODE	DESCRIPTION	BLD CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE
1	0504	FP-ELECTRI	0 100	0	0	1.00	UT	2,000.00	2,000.00
2	1126	CB/STC 8"	0 100	0	0	741.00	SF	8.00	8.00
3	0861	POOL GUNIT	0 100	0	0	207.00	SF	85.00	85.00
4	0845	KOOL DECK	0 100	0	0	421.00	SF	7.25	7.25
5	0910	SCRN RM L	0 100	0	0	623.00	SF	15.00	15.00
6	1126	CB/STC 8"	0 100	0	0	214.00	SF	8.00	8.00
7	0855	CONC PAVER	0 100	0	0	1,668.00	SF	7.00	7.00



9 PAINTED BUNTING, FERNANDINA BEACH				XF DATE						LAND DATE		05/07/2024		MLU	
				INC DATE						AG DATE					
UNITS	UT	Adj R	ADJ UNIT PRICE	ORIG COND	YEAR ON	YEAR ACTUAL	Q	% COND	OB/IF MKT VALUE	NOTES					
1.00	UT	2,000.00	2,000.00	100	1991	1991	3	70	1,400						
741.00	SF	8.00	8.00	100	1991	1991	3	62	3,675						
207.00	SF	85.00	85.00	100	2004	2004	3	36	6,334						
421.00	SF	7.25	7.25	100	2004	2004	3	84	2,564						
623.00	SF	15.00	15.00	100	2004	2004	3	22	2,056						
214.00	SF	8.00	8.00	100	2004	2004	3	84	1,438						
1,668.00	SF	7.00	7.00	100	2006	2006	3	87	10,158						

LAND DESCRIPTION									
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS
1	000140	C	SFR GOLF A	100		RSF-1	0.00	0.00	1.00

NASSAU COUNTY PROPERTY			
VALUATION SUMMARY			PAGE 1 of 1
VALUATION BY		STANDARD	
Tax Group: 5		Tax Dist:	
BUILDING MARKET VALUE		517,201	
TOTAL MARKET OB/XF VALUE		27,625	
TOTAL LAND VALUE - MARKET		650,000	
TOTAL MARKET VALUE		1,194,826	
SOH/AGL Deduction		228,062	
ASSESSED VALUE		966,764	
TOTAL EXEMPTION VALUE		50,000	
BASE TAXABLE VALUE		916,764	
TOTAL JUST VALUE		1,194,826	
NCON VALUE		0	
INCOME VALUE			
PREVIOUS YEAR MKT VALUE		1,123,151	

PERMIT NUM	DESCRIPTION	AMT	ISSUED
M014949	H/AC	0	03/01/2001
6849	NEW CONSTR	5,400	08/08/1990

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2657/1146	7/19/2023	WD	Q	I	01	1,297,000
GRANTOR: MACDONALD VIRGINIA RE						
GRANTEE: YORK GRADY & LAURA						
2624/1465	3/08/2023	WD	U	I	11	100
GRANTOR: MACDONALD VIRGINIA W						
GRANTEE: MACDONALD VIRGINIA						

BUILDING NOTES									
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BUILDING DIMENSIONS									
FOP=[YR=2004] W17 DCK=[YR=1993] W12 N3 W6 S3 W17 N3 W4 S3 W2 S8 FOP=[YR=1993] S4 BAS=[YR=1993] S16 W4 S37 DCK=[YR=1993] S7 E4 S3 FGR=[YR=1993] W4 S24 E22 N24 W5 N10 W10 S10 W3 \$ E3 N10 W7 \$ E17 S2 E7 FOP=[YR=1993] S1 DCK=[YR=1993] S2 E8 N2 W8 \$ E8 N1 E4 S1 E8 N6 W12 N1 W8 S6 \$ N6 E8 S1 E16 N9 E12 N35 E2 N11 W2 N2 W10 S7 FOP=[YR=1993] S6 W2 S2 W29 N2 W2 N6 E5 S4 E23 N4 E5 \$ S6 W2 S2 W29 N2 W2 N6 W13 \$ E13 N4 W13 \$ E13 S4 E5 S4 E23 N16 \$ S12 E5 N7 E10 S2 E2 N7 \$ PTR= E15 FUS=[YR=1993] E4 FOP=[YR=1993] N2 E13 S6 W13 N4 \$ S4 E13 N4 E4 S45 W21 N45 \$ W15 \$.									