



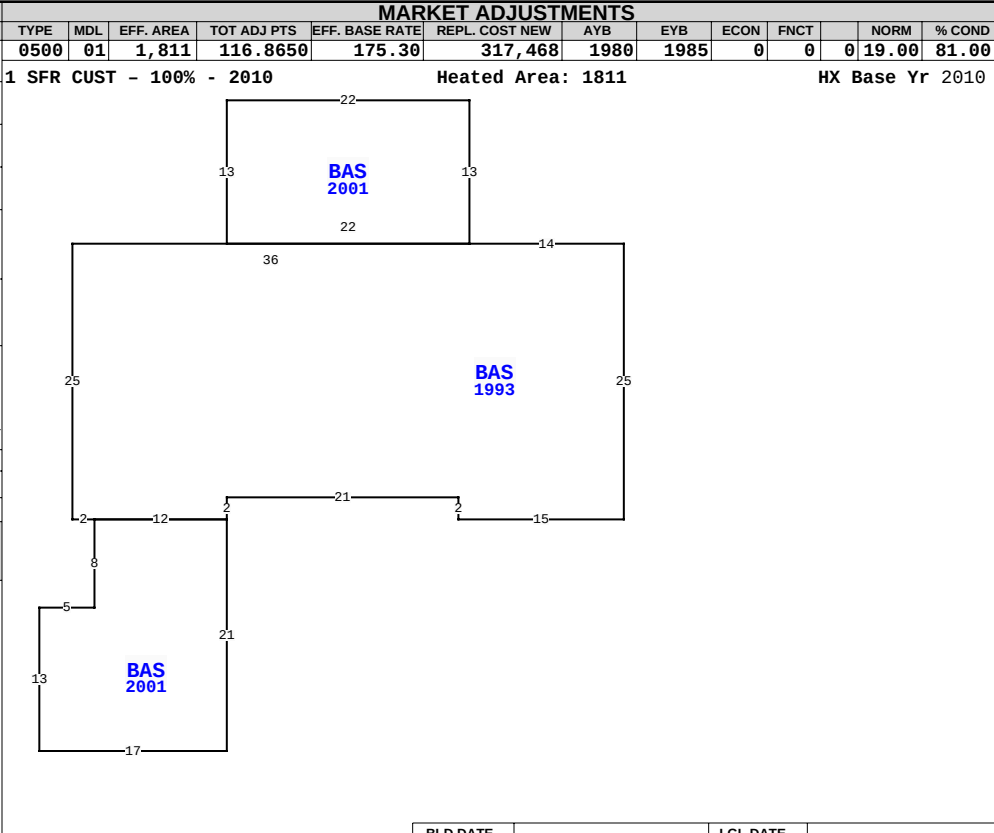
BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	16	WD FR STUC 100
Roof Structur	08	IRREGULAR 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 90
Interior Floo	11	CLAY TILE 10
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	02	WOOD FRAME 100
Stories		1. 100
Units		0 100
BUD8 Adjustme	05	DIST 1A 100
Occupancy	00	NONE 100

Quality	04	Quality Level 04
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	1,208	100	1,208	171,527
BAS	286	100	286	40,610
BAS	317	100	317	45,012
TOTALS	1,811		1,811	257,149

EXTRA FEATURES											
L N	OB/XF CODE	DESCRIPTION	BLD	CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE	NOTES
1	0810	CONCRETE A	0	100	0	0	432.00	SF	6.50	6.50	
2	0858	SCULP CONC	0	100	0	0	807.00	SF	13.00	13.00	
3	0810	CONCRETE A	0	100	0	0	311.00	SF	6.50	6.50	
4	1125	CB/STC 6"	0	100	0	0	84.00	SF	7.35	7.35	
5	0445	BOX FNC 5'	0	100	0	0	8.00	LF	8.10	8.10	
6	0504	FP-ELECTRI	0	100	0	0	1.00	UT	2,000.00	2,000.00	
7	0463	FENCE GATE	0	100	0	0	2.00	UT	300.00	300.00	
8	0858	SCULP CONC	0	100	0	0	456.00	SF	13.00	13.00	

LAND DESCRIPTION											
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	CONSRV
1	000100	C	SFR	100		RSF-1	0.00	0.00	1.00	LT	



TOTAL OB/XF											
2	SPOTTED SANDPIPER RD, FERNANDINA BEACH										

NASSAU COUNTY PROPERTY		PAGE 1 of 1	5
VALUATION SUMMARY			
VALUATION BY		STANDARD	
Tax Group: 5		Tax Dist:	
BUILDING MARKET VALUE		257,149	
TOTAL MARKET OB/XF VALUE		20,501	
TOTAL LAND VALUE - MARKET		400,000	
TOTAL MARKET VALUE		677,650	
SOH/AGL Deduction		355,614	
ASSESSED VALUE		322,036	
TOTAL EXEMPTION VALUE		HX HB	50,000
BASE TAXABLE VALUE		272,036	
TOTAL JUST VALUE		677,650	
NCON VALUE		0	
INCOME VALUE			
PREVIOUS YEAR MKT VALUE		626,619	

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA					
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD
2432/1835	2/01/2021	QC	U	I	11
					SALE PRICE
					190,000
GRANTOR: HEATH WAYNE T					
GRANTEE: HEATH WAYNE T & TAM					
2422/0197	12/30/2020	QC	U	I	11
GRANTOR: HEATH WAYNE T & JENNI					
GRANTEE: HEATH WAYNE T					

BUILDING NOTES											
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BUILDING DIMENSIONS											
BAS=[YR=1993] W14 BAS=[YR=2001] N13 W22 S13 E22 \$ W36 S25 E2 BAS=[YR=2001] S8 W5 S13 E17 N21 W12 \$ E12 N2 E21 S2 E15 N25 \$.											