



BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	20	FACE BRICK 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 80
Interior Floo	11	CLAY TILE 20
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms	3 100	
Bathrooms	2 100	
Frame	02	WOOD FRAME 100
Stories	1. 1. 100	
Units	0 100	
BUD8 Adjustme	04	DIST 01 100
Occupancy	00	NONE 100

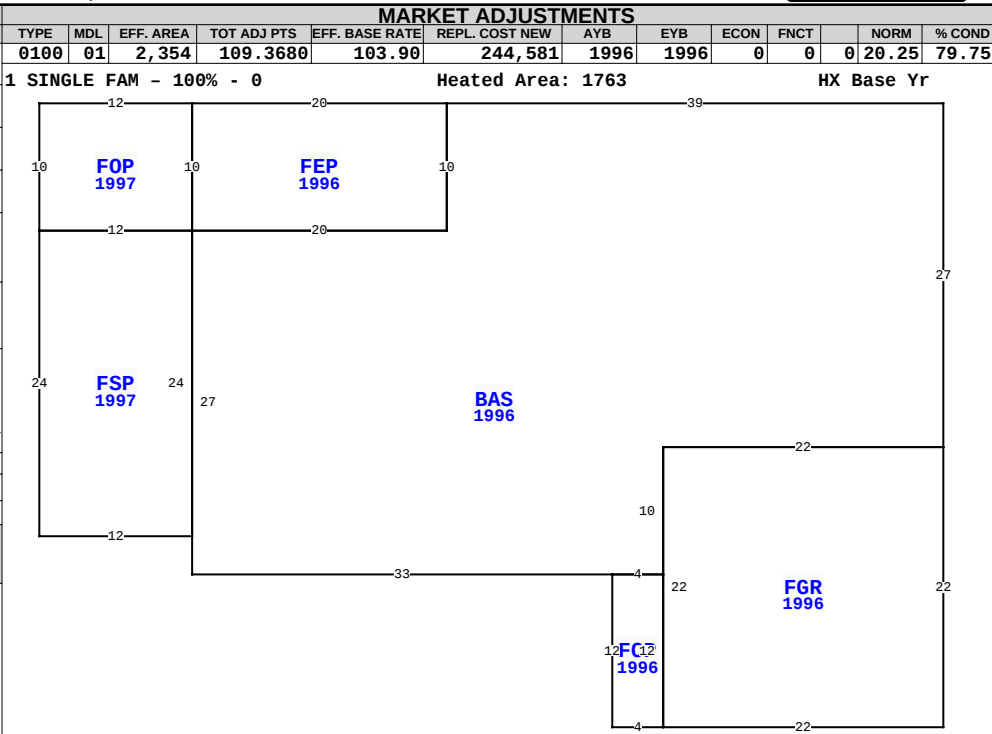
Quality	03	Quality Level 03
DOR CODE	0100	SINGLE FAMILY
MAP NUM		MKT AREA 04
NEIGHBORHOOD/LOC	4053.00	

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,763	100	1,763	146,083
FEP	200	80	160	13,258
FGR	484	55	266	22,041
FOP	48	30	14	1,160
FOP	120	30	36	2,983
FSP	288	40	115	9,529

TOTALS	2,903		2,354	195,053
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EXTRA FEATURES											
L N	OB/XF CODE	DESCRIPTION	BLD CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE	ORIG COND	YEAR ON
1	0936	SEPTC TANK	0 100	0	0	2.00	UT	6,000.00	6,000.00	100	2005
2	0937	WELL	0 100	0	0	1.00	UT	6,000.00	6,000.00	100	2005
3	0811	CONCRETE B	0 100	0	0	899.00	SF	5.20	5.20	100	2005
4	0351	CARPORT MT	0 100	30	18	540.00	SF	5.90	5.90	100	2005

LAND DESCRIPTION											
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T
1	000115	C	SFR ACRES	100	0002	OR	0.00	0.00	4.79	AC	
2	009630	C	SWAMP	100		OR	0.00	0.00	2.60	AC	



BLD DATE		LGL DATE	
XF DATE		LAND DATE	
INC DATE		AG DATE	

TOTAL OB/XF											
22,785											

NASSAU COUNTY PROPERTY			
VALUATION SUMMARY			PAGE 1 of 2
VALUATION BY			STANDARD
Tax Group: 4		Tax Dist:	
BUILDING MARKET VALUE		214,323	
TOTAL MARKET OB/XF VALUE		22,785	
TOTAL LAND VALUE - MARKET		384,500	
TOTAL MARKET VALUE		621,608	
SOH/AGL Deduction		348,417	
ASSESSED VALUE		273,191	
TOTAL EXEMPTION VALUE		55,000	
BASE TAXABLE VALUE		218,191	
TOTAL JUST VALUE		621,608	
NCON VALUE		0	
INCOME VALUE			
PREVIOUS YEAR MKT VALUE		614,251	

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B16183	ADDITION	2,729	09/01/2005
R047053	REPAIR/RRF	2,760	12/01/2004
E0210379	OTHER	500	10/01/2002
B9704113	ADDITION	5,700	07/01/1997
96-02964	NEW CONSTR	75,475	06/01/1996
962851	NEW CONSTR	0	06/01/1996

SALES DATA							
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE	
2162/1981	11/28/2017	LE	U	I	11	100	
GRANTOR: FERGUSON SHANNON C							
GRANTEE: FERGUSON SHANNON C							
0422/0203	5/01/1984	WD	Q	V		26,000	
GRANTOR:							
GRANTEE:							

BUILDING NOTES											
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BUILDING DIMENSIONS											
BAS=[YR=1996] W39 FEP=[YR=1996] W20 FOP=[YR=1997] W12 S10 FSP=[YR=1997] S24 E12 N24 W12\$ E12 N10\$ S10 E20 N10\$ S10 W20 S27 E33 FOP=[YR=1996] S12 E4 FGR=[YR=1996] E22 N22 W22 S22 \$ N12 W4\$ E4 N10 E22 N27\$.											

FERGUSON SHANNON C L/E/
86245 WREN ROAD
YULEE, FL 32097

04-2N-27-0000-0003-0340

[illegible]