

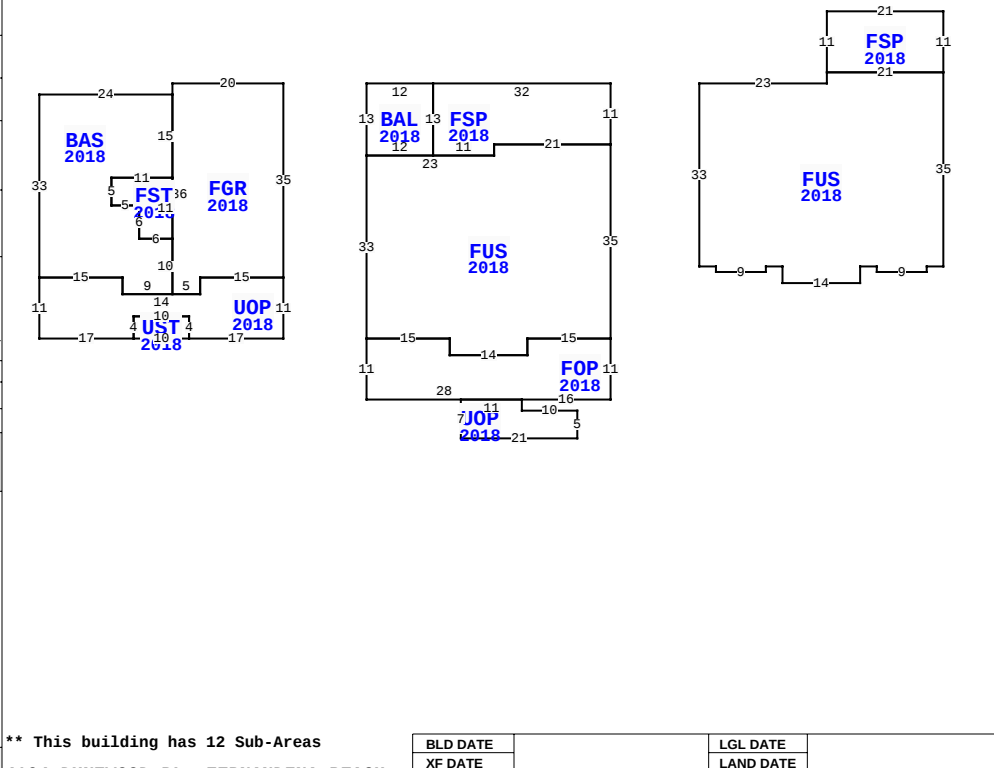


BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	10	ABOVE AVG 60
Exterior Wall	17	CB STUCCO 40
Roof Structur	08	IRREGULAR 100
Roof Cover	11	SLATE 100
Interior Wall	05	DRYWALL 100
Interior Floo	11	CLAY TILE 60
Interior Floo	14	CARPET 40
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms	3	100
Bathrooms	4	100
Frame	03	MASONRY 100
Stories	3.	3. 100
Units	0	100

Quality	03	Quality Level 03
DOR CODE	0100	SINGLE FAMILY
MAP NUM		MKT AREA 01
NEIGHBORHOOD/LOC	2030.00	

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAL	156	15	23	4,658
BAS	728	100	728	147,437
FGR	715	55	393	79,592
FOP	442	30	133	26,936
FSP	231	40	92	18,632
FSP	374	40	150	30,379
FST	91	55	50	10,126
FUS	1,536	100	1,536	311,077
FUS	1,554	100	1,554	314,722
UOP	127	20	25	5,063
TOTALS	6,396		4,782	968,471

MARKET ADJUSTMENTS											
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
0500	11	4,782	138.0541	207.08	990,257	2018	2018	0	0	2.20	97.80
1 SFR CUST - 100% - 2020 Heated Area: 3818 HX Base Yr 2020											



** This building has 12 Sub-Areas											
4104 DUNEWOOD PL, FERNANDINA BEACH											
TOTAL OB/XF 45,593											

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	000100	C	SFR	100		R-1	100.00	147.00	1.00	LT	

NASSAU COUNTY PROPERTY											
PAGE 1 of 1											2
VALUATION SUMMARY											
VALUATION BY						STANDARD					
Tax Group: 2						Tax Dist:					
BUILDING MARKET VALUE						968,471					
TOTAL MARKET OB/XF VALUE						45,593					
TOTAL LAND VALUE - MARKET						350,000					
TOTAL MARKET VALUE						1,364,064					
SOH/AGL Deduction						338,427					
ASSESSED VALUE						1,025,637					
TOTAL EXEMPTION VALUE						50,000					
BASE TAXABLE VALUE						975,637					
TOTAL JUST VALUE						1,364,064					
NCON VALUE						32,920					
INCOME VALUE											
PREVIOUS YEAR MKT VALUE						1,287,570					

PERMIT NUM	DESCRIPTION	AMT	ISSUED
20222338	SWIM POOL	0	07/26/2022
20170637	CO ISSUED	0	02/09/2018
20170637	NEW CONSTR	490,752	03/06/2017

SALES DATA									
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE			
1980/0699	5/14/2015	SW	Q	V	01	150,000			
GRANTOR: NVISION CAPITAL ADVIS									
GRANTEE: DEEM CHERYL A REVOC									
1968/1670	2/10/2015	SW	U	V	11	100			
GRANTOR: HOMETOWN COMMUNITY DE									
GRANTEE: NVISION CAPITAL ADV									

BUILDING NOTES											
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BUILDING DIMENSIONS											
FGR=[YR=2018] W20 S2 BAS=[YR=2018] W24 S33 UOP=[YR=2018] S11 E17 UST=[YR=2018] E10 N4 W10 S4\$ N4 E10 S4 E17 N11 W15 S3 W14 N3 W15\$ E15 S3 E9 N10 FST=[YR=2018] N11 W11 S5 E5 S6 E6\$ W6 N6 W5 N5 E11 N15\$ S36 E5 N3 E15 N35\$ PTR=E15 BAL=[YR=2018] E12 FSP=[YR=2018] E32 S11 FUS=[YR=2018] S35 FOP=[YR=2018] S11 W16 UOP=[YR=2018] S2 E10 S5 W21 N7 E11\$ W28 N11 E15 S3 E14 N3 E15\$ W15 S3 W14 N3 W15 N33 E23 N2 E21\$ W21 S2 W11 N13 \$ S13 W12 N13\$ W15\$ PTR=E75 FUS=[YR=2018] E23 N2 FSP=[YR=2018] N11 E21 S11 W21\$ E21 S35 W3 S1 W9 N1 W3 S3 W14 N3 W3 S1 W9 N1 W3 N33\$ W75\$.											