

BUILDING CHARACTERISTICS										MARKET ADJUSTMENTS										NASSAU COUNTY PROPERTY																																																																																																																																																																																																																																																																																																	
CONSTRUCTION										VALUATION SUMMARY										PAGE 1 of 1																																																																																																																																																																																																																																																																																																	
ELEMENT	CD									TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND																																																																																																																																																																																																																																																																																																
																				<table border="1"> <tr> <td colspan="10">VALUATION BY</td> <td colspan="10">STANDARD</td> </tr> <tr> <td colspan="10">Tax Group: 4</td> <td colspan="10">Tax Dist:</td> </tr> <tr> <td colspan="10">BUILDING MARKET VALUE</td> <td colspan="10">0</td> </tr> <tr> <td colspan="10">TOTAL MARKET OB/XF VALUE</td> <td colspan="10">0</td> </tr> <tr> <td colspan="10">TOTAL LAND VALUE - MARKET</td> <td colspan="10">127,500</td> </tr> <tr> <td colspan="10">TOTAL MARKET VALUE</td> <td colspan="10">127,500</td> </tr> <tr> <td colspan="10">SOH/AGL Deduction</td> <td colspan="10">450</td> </tr> <tr> <td colspan="10">ASSESSED VALUE</td> <td colspan="10">127,050</td> </tr> <tr> <td colspan="10">TOTAL EXEMPTION VALUE</td> <td colspan="10">0</td> </tr> <tr> <td colspan="10">BASE TAXABLE VALUE</td> <td colspan="10">127,050</td> </tr> <tr> <td colspan="10">TOTAL JUST VALUE</td> <td colspan="10">127,500</td> </tr> <tr> <td colspan="10">NCON VALUE</td> <td colspan="10">0</td> </tr> <tr> <td colspan="10">INCOME VALUE</td> <td colspan="10"></td> </tr> <tr> <td colspan="10">PREVIOUS YEAR MKT VALUE</td> <td colspan="10">127,500</td> </tr> </table>										VALUATION BY										STANDARD										Tax Group: 4										Tax Dist:										BUILDING MARKET VALUE										0										TOTAL MARKET OB/XF VALUE										0										TOTAL LAND VALUE - MARKET										127,500										TOTAL MARKET VALUE										127,500										SOH/AGL Deduction										450										ASSESSED VALUE										127,050										TOTAL EXEMPTION VALUE										0										BASE TAXABLE VALUE										127,050										TOTAL JUST VALUE										127,500										NCON VALUE										0										INCOME VALUE																				PREVIOUS YEAR MKT VALUE										127,500									
VALUATION BY										STANDARD																																																																																																																																																																																																																																																																																																											
Tax Group: 4										Tax Dist:																																																																																																																																																																																																																																																																																																											
BUILDING MARKET VALUE										0																																																																																																																																																																																																																																																																																																											
TOTAL MARKET OB/XF VALUE										0																																																																																																																																																																																																																																																																																																											
TOTAL LAND VALUE - MARKET										127,500																																																																																																																																																																																																																																																																																																											
TOTAL MARKET VALUE										127,500																																																																																																																																																																																																																																																																																																											
SOH/AGL Deduction										450																																																																																																																																																																																																																																																																																																											
ASSESSED VALUE										127,050																																																																																																																																																																																																																																																																																																											
TOTAL EXEMPTION VALUE										0																																																																																																																																																																																																																																																																																																											
BASE TAXABLE VALUE										127,050																																																																																																																																																																																																																																																																																																											
TOTAL JUST VALUE										127,500																																																																																																																																																																																																																																																																																																											
NCON VALUE										0																																																																																																																																																																																																																																																																																																											
INCOME VALUE																																																																																																																																																																																																																																																																																																																					
PREVIOUS YEAR MKT VALUE										127,500																																																																																																																																																																																																																																																																																																											
DOR CODE		0000 VACANT																		<table border="1"> <tr> <th>PERMIT NUM</th> <th>DESCRIPTION</th> <th>AMT</th> <th>ISSUED</th> </tr> <tr> <td>22006131</td> <td>NEW CONSTR</td> <td>514,894</td> <td>04/20/2022</td> </tr> </table>										PERMIT NUM	DESCRIPTION	AMT	ISSUED	22006131	NEW CONSTR	514,894	04/20/2022																																																																																																																																																																																																																																																																																
PERMIT NUM	DESCRIPTION	AMT	ISSUED																																																																																																																																																																																																																																																																																																																		
22006131	NEW CONSTR	514,894	04/20/2022																																																																																																																																																																																																																																																																																																																		
MAP NUM		MKT AREA																																																																																																																																																																																																																																																																																																																			
NEIGHBORHOOD/LOC		4043.00																																																																																																																																																																																																																																																																																																																			
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE																																																																																																																																																																																																																																																																																																																	
TOTALS					85055 NAPEAGUE DR, FERNANDINA BEACH																																																																																																																																																																																																																																																																																																																
EXTRA FEATURES																																																																																																																																																																																																																																																																																																																					
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																																																																																																																																																																																																																																																																																																						
																<table border="1"> <tr> <th>BLD DATE</th> <th>XF DATE</th> <th>INC DATE</th> <th>LGL DATE</th> <th>LAND DATE</th> <th>AG DATE</th> </tr> <tr> <td></td> <td></td> <td></td> <td></td> <td></td> <td></td> </tr> </table>										BLD DATE	XF DATE	INC DATE	LGL DATE	LAND DATE	AG DATE																																																																																																																																																																																																																																																																																						
BLD DATE	XF DATE	INC DATE	LGL DATE	LAND DATE	AG DATE																																																																																																																																																																																																																																																																																																																
																<table border="1"> <tr> <th colspan="6">SALES DATA</th> </tr> <tr> <th>OFF RECORD Number</th> <th>DATE</th> <th>TYPE INST</th> <th>Q U</th> <th>V I</th> <th>RSN CD</th> <th>SALE PRICE</th> </tr> <tr> <td>2725/77</td> <td>6/28/2024</td> <td>WD Q</td> <td>V</td> <td>01</td> <td></td> <td>211,600</td> </tr> <tr> <td colspan="7">GRANTOR: AVENT ARTHUR W & PAME</td> </tr> <tr> <td colspan="7">GRANTEE: AMCO ENTERPRISES IN</td> </tr> <tr> <td>2514/0993</td> <td>11/15/2021</td> <td>WD Q</td> <td>V</td> <td>01</td> <td></td> <td>135,000</td> </tr> <tr> <td colspan="7">GRANTOR: AMCO ENTERPRISES INC</td> </tr> <tr> <td colspan="7">GRANTEE: AVENT ARTHUR W & PA</td> </tr> </table>										SALES DATA						OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE	2725/77	6/28/2024	WD Q	V	01		211,600	GRANTOR: AVENT ARTHUR W & PAME							GRANTEE: AMCO ENTERPRISES IN							2514/0993	11/15/2021	WD Q	V	01		135,000	GRANTOR: AMCO ENTERPRISES INC							GRANTEE: AVENT ARTHUR W & PA																																																																																																																																																																																																																																											
SALES DATA																																																																																																																																																																																																																																																																																																																					
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE																																																																																																																																																																																																																																																																																																															
2725/77	6/28/2024	WD Q	V	01		211,600																																																																																																																																																																																																																																																																																																															
GRANTOR: AVENT ARTHUR W & PAME																																																																																																																																																																																																																																																																																																																					
GRANTEE: AMCO ENTERPRISES IN																																																																																																																																																																																																																																																																																																																					
2514/0993	11/15/2021	WD Q	V	01		135,000																																																																																																																																																																																																																																																																																																															
GRANTOR: AMCO ENTERPRISES INC																																																																																																																																																																																																																																																																																																																					
GRANTEE: AVENT ARTHUR W & PA																																																																																																																																																																																																																																																																																																																					
																BUILDING NOTES																																																																																																																																																																																																																																																																																																					
																BUILDING DIMENSIONS																																																																																																																																																																																																																																																																																																					
LAND DESCRIPTION																TOTAL OB/XF																																																																																																																																																																																																																																																																																																					
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPHT FACT	% COND	TOT ADJ	UNIT PRICE	ADJ UNIT PRICE	LAND VALUE	OTHER ADJUSTMENTS AND NOTES	YEAR	DENSITY	DECL	FRZ	YR	CONSRV																																																																																																																																																																																																																																																																																													
1	000141	C	SFR GOLF B	0		PUD	0.00	0.00	1.00	LT		1.00	1.00	1.00	127,500.00	127,500.00	127,500																																																																																																																																																																																																																																																																																																				
REVIEW DATE 02/08/2024 BY KBA Total Acres: 0.00 Total Land Value: 127,500 Market: 0 Agricultural: 0 Common: 127,500 PRINTED 08/06/2024 BY SYS																																																																																																																																																																																																																																																																																																																					