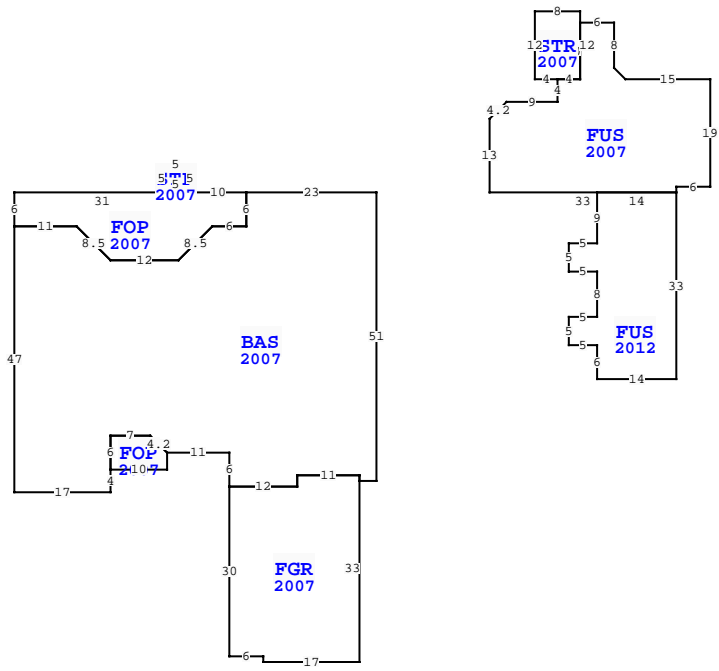


BUILDING CHARACTERISTICS		CONSTRUCTION	
ELEMENT	CD		
Exterior Wall	16	WD FR STUC	80
Exterior Wall	21	STONE	20
Roof Structure	08	IRREGULAR	100
Roof Cover	03	COMP SHNGL	100
Interior Wall	05	DRYWALL	100
Interior Floor	11	CLAY TILE	70
Interior Floor	14	CARPET	30
Air Condition	03	CENTRAL	100
Heating Type	04	AIR DUCTED	100
Bedrooms		4	100
Bathrooms		3	100
Frame	02	WOOD FRAME	100
Stories	1.5	1.5	100
Units		0	100
Occupancy	00	NONE	100
Quality	04	Quality Level 04	
DOR CODE	0100	SINGLE FAMILY	
MAP NUM		MKT AREA	04
NEIGHBORHOOD/LOC	4043.00		
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA
BAS	2,815	100	2,815
FGR	729	55	401
FOP	56	30	17
FOP	354	30	106
FUS	784	100	784
FUS	512	100	512
STP	25	10	2
STR	96	10	10
TOTALS	5,371		4,647
			568,949

MARKET ADJUSTMENTS											
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
0900	01	4,647	106.4637	133.08	618,423	2007	2007	0	0	8.00	92.00
1 SNGL FAM - 100% - 2022 Heated Area: 4111 HX Base Yr											



NASSAU COUNTY PROPERTY		PAGE 1 of 1	4
VALUATION SUMMARY			
VALUATION BY	STANDARD		
Tax Group: 4	Tax Dist:		
BUILDING MARKET VALUE			568,949
TOTAL MARKET OB/XF VALUE			15,691
TOTAL LAND VALUE - MARKET			127,500
TOTAL MARKET VALUE			712,140
SOH/AGL Deduction			698,039
ASSESSED VALUE			14,101
TOTAL EXEMPTION VALUE	13		14,101
BASE TAXABLE VALUE			0
TOTAL JUST VALUE			712,140
NCON VALUE			0
INCOME VALUE			
PREVIOUS YEAR MKT VALUE			686,852

PERMIT NUM	DESCRIPTION	AMT	ISSUED
E18138	ELEC OTHER	2,000	10/01/2006
M12166	MECH OTHER	0	10/01/2006
C18289	CO ISSUED	0	08/01/2006
B18289	NEW CONSTR	349,000	08/01/2006
P11475	OTHER	0	08/01/2006
R09572	REPAIR/RRF	5,000	08/01/2006

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2513/0969	10/28/2021	WD	Q	I	01	785,000
GRANTOR: CAROLINO CYRUS & ALIS						
GRANTEE: BRUBAKER THOMAS S &						
1542/1410	12/27/2007	WD	Q	I		550,000
GRANTOR: WATSON CUSTOM HOMES I						
GRANTEE: CAROLINO CYRUS & AL						

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
1	0600	SUMMER KIT	0	100	0	1.00	UT	5,000.00	5,000.00	100	2007	2007	3	31	1,550	
2	1126	CB/STC 8"	0	100	0	64.00	SF	8.00	8.00	100	2007	2007	3	88	451	
3	0855	CONC PAVER	0	100	0	1,369.00	SF	10.00	10.00	100	2022	2022	3	100	13,690	
TOTALS															15,691	

BUILDING NOTES														
BLD DATE 03/29/2023 NW LGL DATE														
XF DATE 06/15/2007 RK LAND DATE														
AG DATE														
862440 NORTH HAMPTON CLUB WAY, FERNANDINA BEACH, FL 32034														
BUILDING DIMENSIONS														
BAS=[YR=2007] W23 FOP=[YR=2007] W10 STP=[YR=2007] N5 W5 S5 E5\$ W31 S6 E11 R6 D6 E12 U6 R6 E6 N6\$ S6 W6 L6 D6 W12 U6 L6 W11 S47 E17 N4 FOP=[YR=2007] E10 N3 L3 U3 W7 S6\$ N6 E7 R3 D3 E11 S6 FGR=[YR=2007] S30 E6 S1 E17 N33 W11 S2 W12\$ E12 N2 E11 S1 E3 N51\$ PTR=E20 FUS=[YR=2007] N13 R3 U3 E9 N4 STR=[YR=2007] W4 N12 E8 S12 W4\$ E4 N10 E6 S8 D2 R2 E15 S19 W6 S1 FUS=[YR=2012] S33 W14 N6 W5 N5 E5 N8 W5 N5 E5 N9 E14 \$ W33\$ W20\$.														

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	DPTH FACT	% COND	TOT ADJ	UNIT PRICE	ADJ UNIT PRICE	LAND VALUE	OTHER ADJUSTMENTS AND NOTES	YEAR	DENSITY	DECL	FRZ	YR	CONSRV
1	000134	C	SFR POND	100		PUD	0.00	0.00	1.00	LT		1.00	1.00	1.00	127,500.00	127,500.00	127,500							