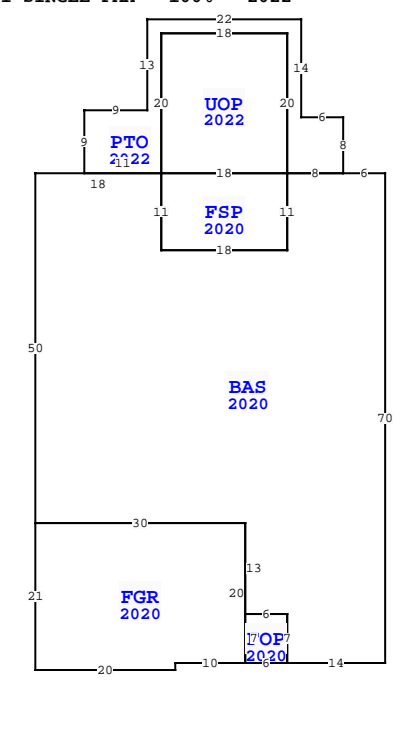


ELEMENT	CD	CONSTRUCTION
Exterior Wall	31	HARDIE BRD 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floor	11	CLAY TILE 70
Interior Floor	14	CARPET 30
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms	4	100
Bathrooms	3	100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units	0	100
Occupancy	00	NONE 100

MARKET ADJUSTMENTS													
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND		
0100	01	3,178	114.0846	108.38	344,432	2020	2020	0	0	1.00	99.00		
1 SINGLE FAM - 100% - 2022 Heated Area: 2660 HX Base Yr 2022													



Quality	04	Quality Level 04		
DOR CODE	0100	SINGLE FAMILY		
MAP NUM		MKT AREA 04		
NEIGHBORHOOD/LOC	4077.00			
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	2,660	100	2,660	285,408
FGR	620	55	341	36,588
FOP	42	30	13	1,395
FSP	198	40	79	8,476
PTO	253	5	13	1,395
UOP	360	20	72	7,725
TOTALS	4,133		3,178	340,988

NASSAU COUNTY PROPERTY			
VALUATION SUMMARY			PAGE 1 of 1
VALUATION BY			STANDARD
Tax Group: 4	Tax Dist:		
BUILDING MARKET VALUE			340,988
TOTAL MARKET OB/XF VALUE			15,460
TOTAL LAND VALUE - MARKET			75,000
TOTAL MARKET VALUE			431,448
SOH/AGL Deduction			32,669
ASSESSED VALUE			398,779
TOTAL EXEMPTION VALUE	HX HB		50,000
BASE TAXABLE VALUE			348,779
TOTAL JUST VALUE			431,448
NCON VALUE			0
INCOME VALUE			
PREVIOUS YEAR MKT VALUE			416,267

PERMIT NUM	DESCRIPTION	AMT	ISSUED
22001376	ADDITION	11,077	01/24/2022
20010206	CO ISSUED	0	10/23/2020
20000091	NEW CONSTR	361,649	01/07/2020

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2473/1917	6/25/2021	WD	Q	I	01	430,000
GRANTOR: JONES SHAUN DENZEL & GRANTEE: RABOZZI ROBERT & SH						
2415/1674	11/19/2020	SW	Q	I	01	351,500
GRANTOR: LENNAR HOMES LLC GRANTEE: JONES SHAUN DENZEL						

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	0855	CONC PAVER	0	100	0	790.00	SF	10.00	10.00	100	2020	2020	3	99	7,821	
2	0911	SCRN RM A	0	100	20	360.00	SF	21.88	21.88	100	2022	2022	3	97	7,639	

BLD DATE	03/06/2023	NW	LGL DATE	06/13/2023	MLU
XF DATE			LAND DATE		
INC DATE			AG DATE		

BUILDING NOTES									
85138 FALL RIVER PKWY, FERNANDINA BEACH									

BUILDING DIMENSIONS									
BAS=[YR=2020] W6 PTO=[YR=2022] N8 W6 N14 W22 S13 W9 S9 E11 N20 E18 S20 E8\$W8 UOP=[YR=2022] N20 W18 S20 E18\$ FSP=[YR=2020] W18 S11 E18 N11\$ S11 W18 N11 W18 S50 FGR=[YR=2020] S21 E20 N1 E10 FOP=[YR=2020] E6 N7 W6 S7 \$ N20 W30\$ E30 S13 E6 S7 E14 N70\$.									

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	DPH FACT	% COND	TOT ADJ	UNIT PRICE	ADJ UNIT PRICE	LAND VALUE	OTHER ADJUSTMENTS AND NOTES	YEAR	DENSITY	DECL	FRZ	YR	CONSRV
1	000100	C	SFR	100		PUD	0.00	0.00	1.00	LT		1.00	1.00	1.00	75,000.00	75,000.00	75,000							