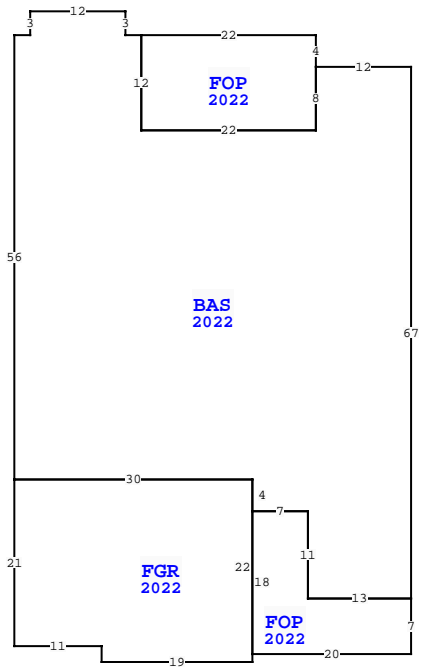


BUILDING CHARACTERISTICS		CONSTRUCTION	
ELEMENT	CD		
Exterior Wall	31	HARDIE BRD	100
Roof Structur	08	IRREGULAR	100
Roof Cover	03	COMP SHNGL	100
Interior Wall	05	DRYWALL	100
Interior Floo	11	CLAY TILE	70
Interior Floo	14	CARPET	30
Air Condition	03	CENTRAL	100
Heating Type	04	AIR DUCTED	100
Bedrooms	4	100	
Bathrooms	3	100	
Frame	02	WOOD FRAME	100
Stories	1.	1. 100	
Units	0	100	
Occupancy	00	NONE	100
Quality	06	Quality Level 06	
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
BAS	2,747	100	2,747
FGR	668	55	367
FOP	217	30	65
FOP	264	30	79
TOTALS	3,896		3,258

MARKET ADJUSTMENTS											
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
0900	01	3,258	126.0078	157.51	513,168	2022	2022	0	0	0.00	100.00
1 SNGL FAM - 100% - 2023										Heated Area: 2747	
										HX Base Yr 2023	



NASSAU COUNTY PROPERTY		PAGE 1 of 1	4
VALUATION SUMMARY			
VALUATION BY			STANDARD
Tax Group: 4		Tax Dist:	
BUILDING MARKET VALUE			513,168
TOTAL MARKET OB/XF VALUE			5,299
TOTAL LAND VALUE - MARKET			200,000
TOTAL MARKET VALUE			718,467
SOH/AGL Deduction			129,701
ASSESSED VALUE			588,766
TOTAL EXEMPTION VALUE	HX HB		50,000
BASE TAXABLE VALUE			538,766
TOTAL JUST VALUE			718,467
NCON VALUE			0
INCOME VALUE			
PREVIOUS YEAR MKT VALUE			571,617

PERMIT NUM	DESCRIPTION	AMT	ISSUED
22012832	CO ISSUED	0	08/22/2022
21009721	NEW CONSTR	458,794	11/01/2021

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q / V / I	RSN CD	SALE PRICE	
2590/0918	8/26/2022	WD Q	Q I	01	607,100	
GRANTOR: RIVERSIDE HOMES OF						
GRANTEE: PRUS ARKADIUSZ & EW						
2457/1754	4/30/2021	SW Q	V	05	3,319,000	
GRANTOR: AW VENTURE I LLC ET A						
GRANTEE: RIVERSIDE HOMES OF						

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	0811	CONCRETE B	0	100	0	1,019.00	SF	5.20	5.20	100	2022	2022	3	100	5,299	

BLD DATE
XF DATE
INC DATE
LGL DATE
LAND DATE
AG DATE
85336 STONEHURST PKWY, FERNANDINA BEACH
05/17/2024 MLU

BUILDING NOTES

BUILDING DIMENSIONS
BAS=[YR=2022] W12 FOP=[YR=2022] N4 W22 S12 E22 N8\$ S8 W22 N12 W2 N3 W12 S3 W2 S56 FGR=[YR=2022] S21 E11 S2 E19 N1 FOP=[YR=2022] E20 N7 W13 N11 W7 S18\$ N22 W30\$ E30 S4 E7 S11 E13 N67\$.

LAND DESCRIPTION																								
TOTAL OB/XF 5,299																								
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	000116	C	SFR MARSH	100		PUD	0.00	0.00	1.00	LT		1.00	1.00	1.00	200,000.00	200,000.00	200,000							