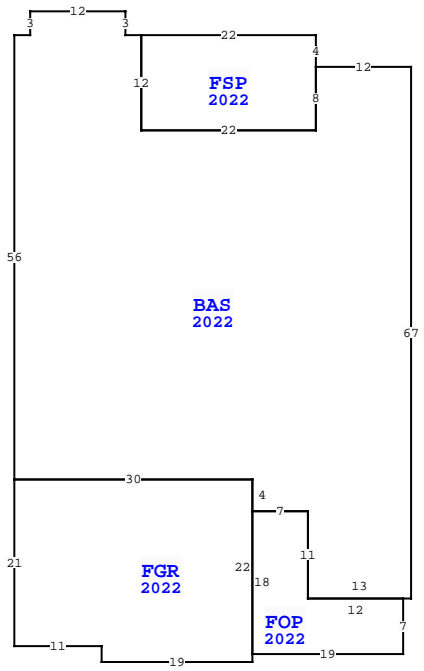


BUILDING CHARACTERISTICS		CONSTRUCTION	
ELEMENT	CD		
Exterior Wall	31	HARDIE BRD	100
Roof Structur	08	IRREGULAR	100
Roof Cover	03	COMP SHNGL	100
Interior Wall	05	DRYWALL	100
Interior Floo	13	LVT/LAMMT	70
Interior Floo	14	CARPET	30
Air Condition	03	CENTRAL	100
Heating Type	04	AIR DUCTED	100
Bedrooms		4	100
Bathrooms		3	100
Frame	02	WOOD FRAME	100
Stories	1.	1.	100
Units		0	100
Occupancy	00	NONE	100

MARKET ADJUSTMENTS												
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND	
0900	01	3,283	117.8612	147.33	483,684	2022	2022	0	0	0.00	100.00	
1 SNGL FAM - 100% - 2023 Heated Area: 2747 HX Base Yr												



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	SUBAREA MARKET VALUE
BAS	2,747	100	2,747	404,716
FGR	668	55	367	54,070
FOP	210	30	63	9,282
FSP	264	40	106	15,617
TOTALS	3,889		3,283	483,684

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 PAVR	0	100	0	1,002.00	SF	10.00	10.00	100	2022	2022	3	100	10,020	

BLD DATE		LGL DATE	05/17/2024	MLU
XF DATE		LAND DATE		
INC DATE		AG DATE		
85424 STONEHURST PKWY, FERNANDINA BEACH				

NASSAU COUNTY PROPERTY			PAGE 1 of 1	4
VALUATION SUMMARY				
VALUATION BY				STANDARD
Tax Group: 4		Tax Dist:		
BUILDING MARKET VALUE				483,684
TOTAL MARKET OB/XF VALUE				10,020
TOTAL LAND VALUE - MARKET				200,000
TOTAL MARKET VALUE				693,704
SOH/AGL Deduction				236,832
ASSESSED VALUE				456,872
TOTAL EXEMPTION VALUE	13			456,872
BASE TAXABLE VALUE				0
TOTAL JUST VALUE				693,704
NCON VALUE				0
INCOME VALUE				
PREVIOUS YEAR MKT VALUE				549,515

PERMIT NUM	DESCRIPTION	AMT	ISSUED
22016565	CO ISSUED	0	11/04/2022
21017176	NEW CONSTR	458,942	12/10/2021

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2604/0759	11/07/2022	WD	Q	I	01	760,700
GRANTOR: RIVERSIDE HOMES OF NO						
GRANTEE: JIMENEZ ALFREDO & A						
2457/1754	4/30/2021	SW	Q	V	05	3,319,000
GRANTOR: AW VENTURE I LLC ET A						
GRANTEE: RIVERSIDE HOMES OF						

BUILDING NOTES

BUILDING DIMENSIONS
BAS=[YR=2022] W12 FSP=[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] E19 N7 W12 N11 W7 S18\$ N22 W30\$ E30 S4 E7 S11 E13 N67\$.

LAND DESCRIPTION													TOTAL OB/XF													10,020												
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	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																					