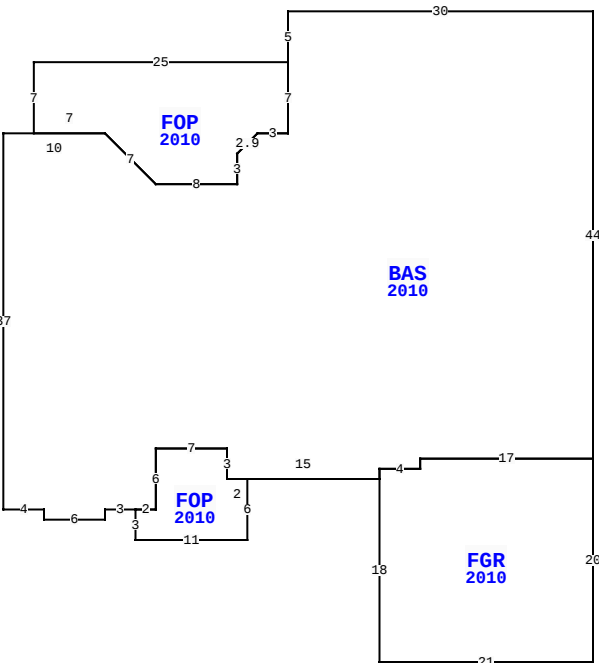


BELL ROBERT S & BETTY JANE
32657 SUNNY PARKE DRIVE
FERNANDINA BEACH, FL 32034

26-2N-28-0553-0011-0000

BUILDING CHARACTERISTICS									
ELEMENT	CD	CONSTRUCTION							
Exterior Wall	16	WD FR STUC 100							
Roof Structur	03	GABLE/HIP 100							
Roof Cover	03	COMP SHNGL 100							
Interior Wall	05	DRYWALL 100							
Interior Floo	14	CARPET 70							
Interior Floo	11	CLAY TILE 30							
Air Condition	03	CENTRAL 100							
Heating Type	04	AIR DUCTED 100							
Bedrooms		4 100							
Bathrooms		2 100							
Frame	02	WOOD FRAME 100							
Stories	1.	1. 100							
Units	0	0 100							
Occupancy	00	NONE 100							
Quality		03	Quality Level 03						
DOR CODE		0100	SINGLE FAMILY						
MAP NUM			MKT AREA					04	
NEIGHBORHOOD/LOC		4041.00							
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE					
BAS	2,270	100	2,270	282,456					
FGR	416	55	229	28,494					
FOP	81	30	24	2,986					
FOP	230	30	69	8,586					
TOTALS		2,997	2,592	322,522					
EXTRA FEATURES									
L N	OB/XF CODE	DESCRIPTION	BLD CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE
1	0500	FP-PRE FAB	0 100	0	0	1.00	UT	3,500.00	3,500.00
2	0811	CONCRETE B	0 100	0	0	630.00	SF	5.20	5.20
3	0911	SCRN RM A	0 100	0	0	711.00	SF	17.50	17.50
4	0855	CONC PAVER	0 100	0	0	619.00	SF	10.00	10.00
5	0861	POOL GUNIT	0 100	0	0	170.00	SF	85.00	85.00
6	0871	POOL HTR R	0 100	0	0	1.00	UT	2,000.00	2,000.00
LAND DESCRIPTION									
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS
1	000134	C	SFR POND	100	0003	PUD	0.00	0.00	1.00

MARKET ADJUSTMENTS									
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT
0900	01	2,592	106.4640	133.08	344,943	2010	2010	0	0
1 SNGL FAM - 100% - 2012									
Heated Area: 2270									
HX Base Yr 2012									
									

NASSAU COUNTY PROPERTY										PAGE 1 of 1				4
VALUATION SUMMARY														4
VALUATION BY					STANDARD									
Tax Group: 4					Tax Dist:									
BUILDING MARKET VALUE					322,522									
TOTAL MARKET OB/XF VALUE					28,435									
TOTAL LAND VALUE - MARKET					75,000									
TOTAL MARKET VALUE					425,957									
SOH/AGL Deduction					199,336									
ASSESSED VALUE					226,621									
TOTAL EXEMPTION VALUE					VP HX HB					67,662				
BASE TAXABLE VALUE					158,959									
TOTAL JUST VALUE					425,957									
NCON VALUE					0									
INCOME VALUE														
PREVIOUS YEAR MKT VALUE					402,875									

SALES DATA			
OFF RECORD Number	DATE	TYPE INST	Q U / V I / RSN CD
1722/0383	1/18/2011	WD U	I 35
GRANTOR: SEDA CONSTRUCTION COM			
GRANTEE: BELLS ROBERT S & BE			
1663/1091	2/16/2010	WD U	V 30
GRANTOR: FLORA PARKE DEVELOPME			
GRANTEE: SEDA CONSTRUCTION C			

BUILDING NOTES									
BAS=[YR=2010] W30 S5 FOP=[YR=2010] W25 S7 E7 D5 R5 E8 N3 U2 R2 E3 N7 \$ S7 W3 D2 L2 S3 W8 U5 L5 W10 S37 E4 S1 E6 N1 E3 FOP=[YR=2010] S3 E11 N6 W2 N3 W7 S6 W2 \$ E2 N6 E7 S3 E15 FGR=[YR=2010] S18 E21 N20 W17 S1 W4 S1 \$ N1 E4 N1 E17 N44 \$.									

TOTAL OB/XF										28,435														
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	000134	C	SFR POND	100	0003	PUD	0.00	0.00	1.00	LT		1.00	1.00	1.00	75,000.00	75,000.00	75,000							

REVIEW DATE	01/06/2023	BY	DJA	Total Acres: 0.00	Total Land Value: 75,000	Market: 0	Agricultural: 0	Common: 75,000	PRINTED 08/06/2024 BY SYS
-------------	------------	----	-----	-------------------	--------------------------	-----------	-----------------	----------------	---------------------------