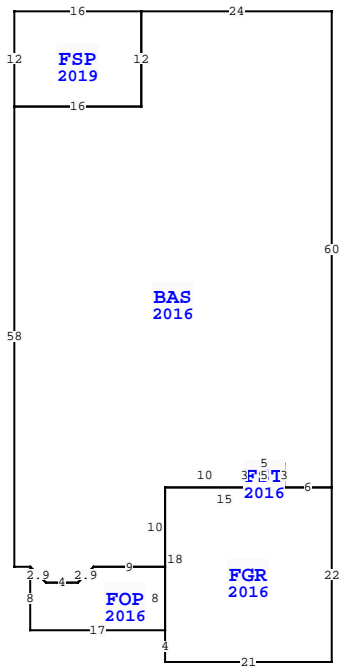


ELEMENT		CD	CONSTRUCTION	
Exterior Wall	31	HARDIE BRD	100	
Roof Structur	08	IRREGULAR	100	
Roof Cover	03	COMP SHNGL	90	
Roof Cover	13	STAND SEAM	10	
Interior Wall	05	DRYWALL	100	
Interior Floo	11	CLAY TILE	60	
Interior Floo	14	CARPET	40	
Air Condition	03	CENTRAL	100	
Heating Type	04	AIR DUCTED	100	
Bedrooms		3	100	
Bathrooms		2	100	
Frame	02	WOOD FRAME	100	
Stories	1.	1.	100	
Units		0	100	
Occupancy	00	NONE	100	
Quality	03	Quality Level 03		
DOR CODE	0100	SINGLE FAMILY		
MAP NUM		MKT AREA	04	
NEIGHBORHOOD/LOC	4146.00			
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	2,395	100	2,395	325,334
FGR	462	55	254	34,503
FOP	124	30	37	5,026
FSP	192	40	77	10,460
FST	15	55	8	1,086
TOTALS	3,188		2,771	376,409

MARKET ADJUSTMENTS											
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
0900	01	2,771	112.0320	140.04	388,051	2016	2016	0	0	3.00	97.00
1 SNGL FAM - 100% - 2017										Heated Area: 2395	HX Base Yr 2017



NASSAU COUNTY PROPERTY		PAGE 1 of 1	4
VALUATION SUMMARY			
VALUATION BY	STANDARD		
Tax Group: 4	Tax Dist:		
BUILDING MARKET VALUE			376,409
TOTAL MARKET OB/XF VALUE			68,261
TOTAL LAND VALUE - MARKET			75,000
TOTAL MARKET VALUE			519,670
SOH/AGL Deduction			200,768
ASSESSED VALUE			318,902
TOTAL EXEMPTION VALUE	HX HB		50,000
BASE TAXABLE VALUE			268,902
TOTAL JUST VALUE			519,670
NCON VALUE			0
INCOME VALUE			
PREVIOUS YEAR MKT VALUE			495,060

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B1633471	SCRN ENCLSRE	0	11/30/2016
B1632321	SWIM POOL	46,631	05/17/2016
B1531389	CO ISSUED	0	03/23/2016
B1531389	NEW CONSTR	0	11/06/2015

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q / V	RSN / I / CD	SALE PRICE	
2037/0673	3/28/2016	WD Q	I	01	337,100	
GRANTOR: SEDA CONSTRUCTION COM						
GRANTEE: CLARK SUSAN S & AND						
2016/0875	11/16/2015	WD U	V	30	54,500	
GRANTOR: FLORA PARKE DEVELOPME						
GRANTEE: SEDA CONSTRUCTION C						

EXTRA FEATURES															85254 FLORIDIAN DR, FERNANDINA BEACH	
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	0			616.00	SF	2016	2016	3	96	5,914	
2	0861	POOL GUNIT	0	100	0	0			530.00	SF	2017	2017	3	84	37,842	
3	0871	POOL HTR R	0	100	0	0			1.00	UT	2017	2017	3	78	1,560	
4	0855	CONC PAVER	0	100	0	0			710.00	SF	2017	2017	3	97	6,887	
5	0911	SCRN RM A	0	100	40	31			1,240.00	SF	2016	2016	3	74	16,058	
TOTALS															68,261	

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							