

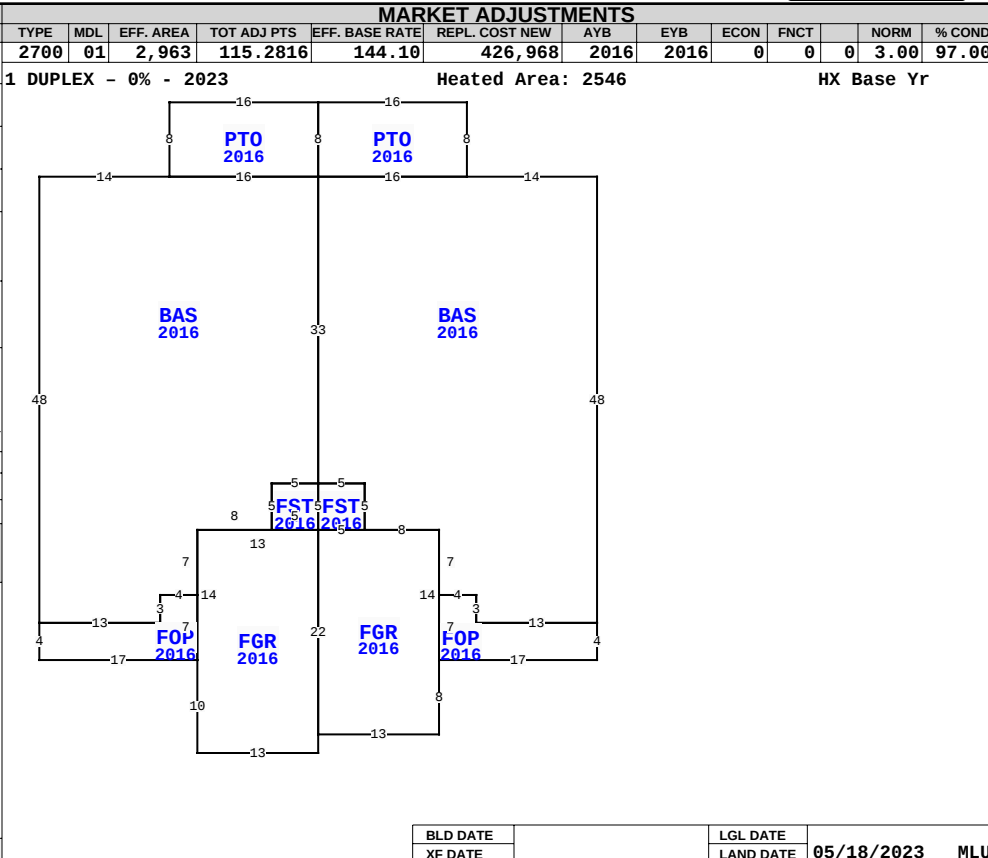
BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	30	VINYL 100
Roof Structure	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floor	11	CLAY TILE 60
Interior Floor	14	CARPET 40
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		6 100
Bathrooms		4 100
Frame	02	WOOD FRAME 100
Stories		1. 100
Units		2 100
Occupancy	00	NONE 100

Quality	04	Quality Level 04
DOR CODE	0800	MULTI-FAMILY
MAP NUM		MKT AREA 04
NEIGHBORHOOD/LOC	4011.00	

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,273	100	1,273	177,936
BAS	1,273	100	1,273	177,936
FGR	286	55	157	21,945
FGR	312	55	172	24,041
FOP	80	30	24	3,354
FOP	80	30	24	3,354
FST	25	55	14	1,956
FST	25	55	14	1,956
PTO	128	5	6	839
PTO	128	5	6	839
TOTALS	3,610		2,963	414,159

EXTRA FEATURES											
L N	OB/XF CODE	DESCRIPTION	BLD CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE	ORIG COND	YEAR ON
1	0811	CONCRETE B	0	0	0	2,705.00	SF	5.20	5.20	100	2016

LAND DESCRIPTION											
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T
1	000800	C	MULTI-FAM	0		PUD	0.00	0.00	1.00	LT	1.00



97108 ELK CREEK CT, FERNANDINA BEACH											
TOTAL OB/XF 13,503											

TOTAL OB/XF 13,503											
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T
1	000800	C	MULTI-FAM	0		PUD	0.00	0.00	1.00	LT	1.00

NASSAU COUNTY PROPERTY											
PAGE 1 of 1											
VALUATION SUMMARY											
STANDARD											
VALUATION BY											
Tax Group: 4											
Tax Dist:											
BUILDING MARKET VALUE											
414,159											
TOTAL MARKET OB/XF VALUE											
13,503											
TOTAL LAND VALUE - MARKET											
75,000											
TOTAL MARKET VALUE											
502,662											
SOH/AGL Deduction											
0											
ASSESSED VALUE											
502,662											
TOTAL EXEMPTION VALUE											
0											
BASE TAXABLE VALUE											
502,662											
TOTAL JUST VALUE											
502,662											
NCON VALUE											
0											
INCOME VALUE											
PREVIOUS YEAR MKT VALUE											
485,785											

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B1429141	NEW CONSTR	299,054	08/01/2014

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2561/0404	5/03/2022	WD	Q	I	05	1,300,000
GRANTOR: BRYAN COUNTY HOLDINGS						
GRANTEE: BIG TROUBLE CREEK 8						

GRANTOR: BRYAN COUNTY HOLDINGS											
GRANTEE: BIG TROUBLE CREEK 8											
BUILDING NOTES											
BUILDING DIMENSIONS											
BAS=[YR=2016] W14 PTO=[YR=2016] N8 W16 PTO=[YR=2016] W16											
S8 BAS=[YR=2016] W14 S48 FOP=[YR=2016] S4 E17 FGR=[YR=2016]											
S10 E13 N2 FGR=[YR=2016] E13 N8 FOP=[YR=2016] E17 N4 W13 N3											
W4 S7\$ N14 W8 FST=[YR=2016] N5 W5 FST=[YR=2016] W5 S5 E5											
N5\$ S5 E5\$ W5 S22\$ N22 W13 S14\$ N7 W4 S3 W13\$ E13 N3 E4 N7 E8											
N5 E5 N33 W16\$ E16 N8\$ S8 E16\$ W16 S33 E5 S5 E8 S7 E4 S3 E13											
N48\$.											