



BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	20	FACE BRICK 90
Exterior Wall	30	VINYL 10
Roof Structure	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floor	11	CLAY TILE 50
Interior Floor	14	CARPET 50
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2.5 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100
Occupancy	00	NONE 100

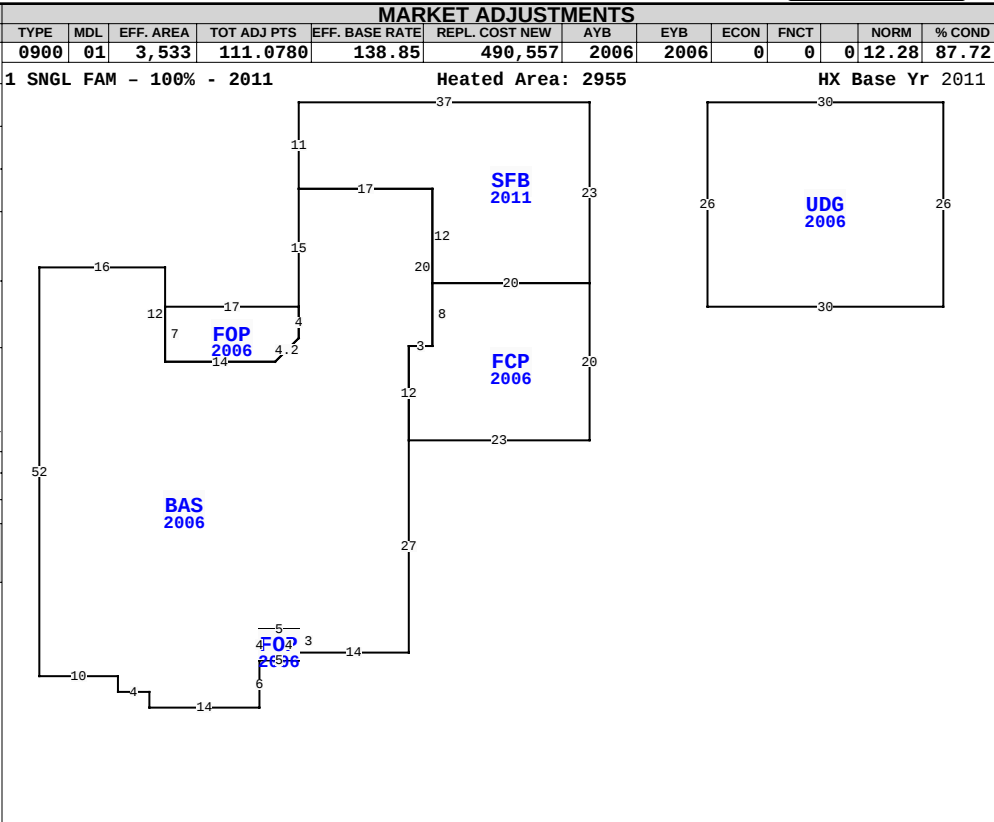
Quality	05	Quality Level 05
DOR CODE	0100	SINGLE FAMILY
MAP NUM		MKT AREA 04
NEIGHBORHOOD/LOC	4005.00	

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	2,437	100	2,437	296,824
FCP	436	25	109	13,276
FOP	20	30	6	731
FOP	115	30	34	4,141
SFB	647	80	518	63,092
UDG	780	55	429	52,252

TOTALS	4,435		3,533	430,317
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EXTRA FEATURES											
L N	OB/XF CODE	DESCRIPTION	BLD	CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE	NOTES
1	0812	CONCRETE C	0	100	0	0	3,543.00	SF	4.00	4.00	
2	0504	FP-ELECTRI	0	100	0	0	1.00	UT	2,000.00	2,000.00	
3	0861	POOL GUNIT	0	100	0	0	450.00	SF	85.00	85.00	
4	0855	CONC PAVER	0	100	0	0	666.00	SF	10.00	10.00	
5	0680	POLE SHED	0	100	10	10	100.00	SF	10.00	10.00	
6	0810	CONCRETE A	0	100	0	0	467.00	SF	6.50	6.50	
7	0861	POOL GUNIT	0	100	0	0	96.00	SF	85.00	85.00	
8	0855	CONC PAVER	0	100	0	0	325.00	SF	10.00	10.00	
9	1129	STONE 8"	0	100	0	12	72.00	SF	15.75	15.75	
10	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	UNIT TYPE	NOTES
1	000100	C	SFR	100		RSF-1	0.00	0.00	1.69	AC	



941108 OLD NASSAUVILLE RD, FERNANDINA BEACH

TOTAL OB/XF											
L N	OB/XF CODE	DESCRIPTION	BLD	CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE	NOTES
1	0812	CONCRETE C	0	100	0	0	3,543.00	SF	4.00	4.00	
2	0504	FP-ELECTRI	0	100	0	0	1.00	UT	2,000.00	2,000.00	
3	0861	POOL GUNIT	0	100	0	0	450.00	SF	85.00	85.00	
4	0855	CONC PAVER	0	100	0	0	666.00	SF	10.00	10.00	
5	0680	POLE SHED	0	100	10	10	100.00	SF	10.00	10.00	
6	0810	CONCRETE A	0	100	0	0	467.00	SF	6.50	6.50	
7	0861	POOL GUNIT	0	100	0	0	96.00	SF	85.00	85.00	
8	0855	CONC PAVER	0	100	0	0	325.00	SF	10.00	10.00	
9	1129	STONE 8"	0	100	0	12	72.00	SF	15.75	15.75	
10	0871	POOL HTR R	0	100	0	0	1.00	UT	2,000.00	2,000.00	

TOTAL OB/XF											
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	NOTES
1	000100	C	SFR	100		RSF-1	0.00	0.00	1.69	AC	

NASSAU COUNTY PROPERTY											
VALUATION SUMMARY											
PAGE 1 of 1											
STANDARD											
VALUATION BY											
Tax Group: 4 Tax Dist:											
BUILDING MARKET VALUE 430,317											
TOTAL MARKET OB/XF VALUE 53,157											
TOTAL LAND VALUE - MARKET 152,100											
TOTAL MARKET VALUE 635,574											
SOH/AGL Deduction 355,790											
ASSESSED VALUE 279,784											
TOTAL EXEMPTION VALUE HX HB 50,000											
BASE TAXABLE VALUE 229,784											
TOTAL JUST VALUE 635,574											
NCON VALUE 0											
INCOME VALUE											
PREVIOUS YEAR MKT VALUE 619,653											

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B1631817	JACUZZI	19,215	02/01/2016
B1327021	CC DRVWY	0	03/01/2013
B24275	REMODEL	5,628	01/01/2011
B19544	SWIM POOL	28,000	03/01/2007
B17252	GARAGE	25,740	12/01/2006
E18021	ELEC OTHER	400	09/01/2006

SALES DATA							
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE	
2044/0460	5/06/2016	WD	U	I	11	100	
GRANTOR: CLEM DAVID H & JEAN F							
GRANTEE: CLEM DAVID H & JEAN							
1673/1449	4/23/2010	WD	Q	I	01	350,000	
GRANTOR: PROCTOR RALPH M & JUD							
GRANTEE: CLEM DAVID H & JEAN							

BUILDING NOTES											
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BUILDING DIMENSIONS											
SFB=[YR=2011] W37 S11 BAS=[YR=2006] S15 FOP=[YR=2006] W17 S7 E14 U3 R3 N4\$ S4 D3 L3 W14 N12 W16 S52 E10 S2 E4 S2 E14 N6 FOP=[YR=2006] E5 N4 W5 S4\$ N4 E5 S3 E14 N27 FCP=[YR=2006] E23 N20 W20 S8 W3 S12 \$ N12 E3 N20 W17\$ E17 S12 E20 N23\$ PTR=E15 UDG=[YR=2006] E30 S26 W30 N26\$ W15\$.											