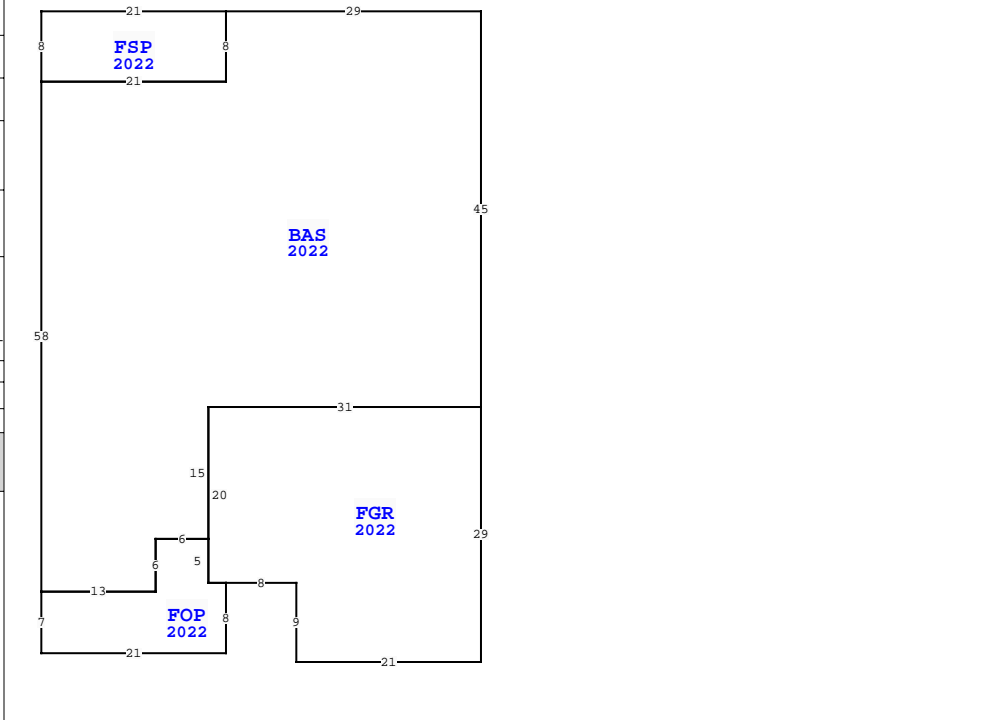


BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	31	HARDIE BRD 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floor	13	LVT/LAMMT 50
Interior Floor	14	CARPET 50
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2.5 100
Frame	03	MASONRY 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	3,013	95.2660	119.08	358,788	2022	2022	0	0	0.00	100.00		
1 SNGL FAM - 100% - 2023 Heated Area: 2445 HX Base Yr 2023													



Quality	02	Quality Level 02		
DOR CODE	0100	SINGLE FAMILY		
MAP NUM		MKT AREA 04		
NEIGHBORHOOD/LOC	4088.00			
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	2,445	100	2,445	291,151
FGR	809	55	445	52,991
FOP	185	30	56	6,668
FSP	168	40	67	7,978
TOTALS	3,607		3,013	358,788

93466 SANDOWN DR, FERNANDINA BEACH

BLD DATE		LGL DATE	
XF DATE		LAND DATE	06/05/2023
INC DATE		AG DATE	MLU

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	0812	CONCRETE C	0	100	0	0			4.00	100	2022	2022	3	100	5,184	

NASSAU COUNTY PROPERTY			
VALUATION SUMMARY			PAGE 1 of 1
VALUATION BY			STANDARD
Tax Group: 4	Tax Dist:		
BUILDING MARKET VALUE			358,788
TOTAL MARKET OB/XF VALUE			5,184
TOTAL LAND VALUE - MARKET			75,000
TOTAL MARKET VALUE			438,972
SOH/AGL Deduction			5,296
ASSESSED VALUE			433,676
TOTAL EXEMPTION VALUE	HX HB		50,000
BASE TAXABLE VALUE			383,676
TOTAL JUST VALUE			438,972
NCON VALUE			0
INCOME VALUE			
PREVIOUS YEAR MKT VALUE			421,045

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B2107972	NEW CONSTR	360,722	06/17/2021

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2553/1918	3/04/2022	SW Q	Q	I	02	446,400
GRANTOR: AVH NORTH FLORIDA LLC						
GRANTEE: MARSH REBECCA WINN						

BUILDING NOTES													

BUILDING DIMENSIONS													
BAS=[YR=2022] W29 FSP=[YR=2022] W21 S8 E21 N8\$ S8 W21 S58													
FOP=[YR=2022] S7 E21 N8 FGR=[YR=2022] E8 S9 E21 N29 W31 S20													
E2\$ W2 N5 W6 S6 W13\$ E13 N6 E6 N15 E31 N45\$.													

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	DPHT 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		RSF-1	0.00	0.00	1.00	LT		1.00	1.00	1.00	75,000.00	75,000.00	75,000							