



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 Floo	11	CLAY TILE 100
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		4 100
Bathrooms		3 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100
Occupancy	00	NONE 100

Quality	04	Quality Level 04
DOR CODE	0100	SINGLE FAMILY
MAP NUM		MKT AREA 04
NEIGHBORHOOD/LOC	4090.00	

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	2,033	100	2,033	245,208
FGR	448	55	246	29,671
FOP	36	30	11	1,326
FSP	216	40	86	10,373
FST	18	55	10	1,206
TOTALS	2,751		2,386	287,785

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
1	0811	CONCRETE B	0 100	0	0	702.00	SF	5.20	5.20	100	2021	2021	3	99

LAND DESCRIPTION														
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
1	000100	C	SFR	100		PUD	0.00	0.00	1.00	LT		1.00	1.00	1.00

MARKET ADJUSTMENTS														
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND		
0100	01	2,386	127.5960	121.22	289,231	2021	2021	0	0	0	0.50	99.50		
1 SINGLE FAM - 100% - 2023 Heated Area: 2033 HX Base Yr 2023														
82918 THOMPSON LN, FERNANDINA BEACH														
BLD DATE 03/13/2023 NW LGL DATE 04/24/2024 MLU														
XF DATE														
INC DATE														

NASSAU COUNTY PROPERTY														
VALUATION SUMMARY														
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VALUATION BY										STANDARD				
Tax Group: 4										Tax Dist:				
BUILDING MARKET VALUE										287,785				
TOTAL MARKET OB/XF VALUE										3,614				
TOTAL LAND VALUE - MARKET										75,000				
TOTAL MARKET VALUE										366,399				
SOH/AGL Deduction										17,824				
ASSESSED VALUE										348,575				
TOTAL EXEMPTION VALUE										50,000				
BASE TAXABLE VALUE										298,575				
TOTAL JUST VALUE										366,399				
NCON VALUE										0				
INCOME VALUE														
PREVIOUS YEAR MKT VALUE										338,422				

PERMIT NUM	DESCRIPTION	AMT	ISSUED
21002238	NEW CONSTR	281,560	02/25/2021

SALES DATA							
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE	
2505/1274	10/14/2021	SW	Q	I	01	356,600	
GRANTOR: D R HORTON INC-JACKSO							
GRANTEE: NIXDORF DOUGLAS MIC							
2435/0486	2/16/2021	WD	Q	V	05	707,600	
GRANTOR: PATRIOT RIDGE LLP							
GRANTEE: D R HORTON INC-JACK							

BUILDING NOTES														
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BUILDING DIMENSIONS														
BAS=[YR=2021] W16 FSP=[YR=2021] W24 S9 E24 N9\$ S9 W24 S60 E13 N5 FOP=[YR=2021] E6 FGR=[YR=2021] S6 E21 N22 W7 FST=[YR=2021] S1 W6 N3 E6 S2\$ S1 W14 S15\$ N6 W6 S6\$ N6 E6 N9 E8 N3 E6 S2 E7 N48\$.														