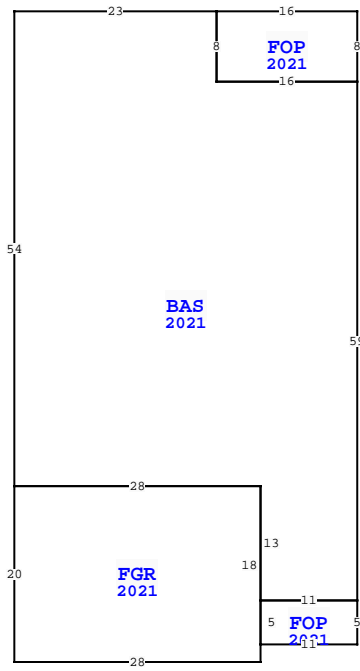


BUILDING CHARACTERISTICS		CONSTRUCTION	
ELEMENT	CD		
Exterior Wall	31	HARDIE BRD	100
Roof Structur	03	GABLE/HIP	100
Roof Cover	03	COMP SHNGL	100
Interior Wall	05	DRYWALL	100
Interior Floo	11	CLAY TILE	70
Interior Floo	14	CARPET	30
Air Condition	03	CENTRAL	100
Heating Type	04	AIR DUCTED	100
Bedrooms		3	100
Bathrooms		2	100
Frame	02	WOOD FRAME	100
Stories	1.	1.	100
Units		0	100
Occupancy	00	NONE	100
Quality	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
BAS	2,121	100	2,121
FGR	560	55	308
FOP	55	30	16
FOP	128	30	38
TOTALS	2,864		2,483
			274,680

MARKET ADJUSTMENTS											
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
1	SINGLE FAM	- 0%	- 2023								
Heated Area: 2121					HX Base Yr						



NASSAU COUNTY PROPERTY		PAGE 1 of 1	4
VALUATION SUMMARY			
VALUATION BY		STANDARD	
Tax Group: 4	Tax Dist:		
BUILDING MARKET VALUE		274,680	
TOTAL MARKET OB/XF VALUE		5,401	
TOTAL LAND VALUE - MARKET		75,000	
TOTAL MARKET VALUE		355,081	
SOH/AGL Deduction		0	
ASSESSED VALUE		355,081	
TOTAL EXEMPTION VALUE		0	
BASE TAXABLE VALUE		355,081	
TOTAL JUST VALUE		355,081	
NCON VALUE		0	
INCOME VALUE			
PREVIOUS YEAR MKT VALUE		327,710	

PERMIT NUM	DESCRIPTION	AMT	ISSUED
21017287	CO ISSUED	0	12/14/2021
21002252	NEW CONSTR	31,000	03/03/2021

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2522/0279	12/15/2021	WD	Q	I	01	391,600
GRANTOR: D R HORTON INC-JACKSO						
GRANTEE: RAMSEY JAMES A						
2439/1850	3/04/2021	WD	Q	V	05	1,205,400
GRANTOR: PATRIOT RIDGE LLP						
GRANTEE: D R HORTON INC-JACK						

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	0	0	0		4.00	100	2021	2021	3	99	5,401	

BLD DATE		03/13/2023	NW	LGL DATE	04/24/2024	MLU
XF DATE				LAND DATE		
INC DATE				AG DATE		

BUILDING NOTES	
82817 STATION CT, FERNANDINA BEACH	

BUILDING DIMENSIONS	
FOP=[YR=2021] W16 BAS=[YR=2021] W23 S54 FGR=[YR=2021] S20 E28 N2 FOP=[YR=2021] E11 N5 W11 S55 N18 W28 E28 S13 E11 N59 W16 N8 S8 E16 N8 S.	

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	0		PUD	0.00	0.00	1.00	LT		1.00	1.00	1.00	75,000.00	75,000.00	75,000							