



BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	31	HARDIE BRD 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	12	MODULAR MT 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 100
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		1 100
Fixtures		4 100
Frame	03	MASONRY 100
Stories	1.	1. 100
Units		0 100
Quality	03	Quality Level 03
DOR CODE	0100	SINGLE FAMILY
MAP NUM		MKT AREA 04
NEIGHBORHOOD/LOC	4002.00	

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,195	100	1,195	120,779
FOP	15	30	4	404
UGR	520	45	234	23,650
UOP	12	20	2	202
TOTALS	1,742		1,435	145,037

EXTRA FEATURES											
L N	OB/XF CODE	DESCRIPTION	BLD CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE	ORIG COND	YEAR ON
1	0510	GARAGE WD-	0 100	0	0	600.00	SF	35.00	35.00	100	1980
2	0681	POLE SHED	0 100	0	0	480.00	SF	15.00	15.00	100	1983
3	0424	CL FNC 6'	0 100	0	0	175.00	LF	20.00	20.00	100	2010

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	000100	C	SFR	100	0004	CG	0.00	0.00	22,680.00	SF	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	1,435	128.9600	122.51	175,802	1956	1982	0	0	0 17.50	82.50
1 SINGLE FAM - 100% - 2024											
Heated Area: 1195											
HX Base Yr 2024											
474467 SR 200, FERNANDINA BEACH											
BLD DATE	05/11/2022					KK	LGL DATE	05/11/2022			
XF DATE	05/11/2022					KK	LAND DATE				
INC DATE							AG DATE				

TOTAL OB/XF											
8,370											

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8,370											

NASSAU COUNTY PROPERTY			
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VALUATION SUMMARY			
VALUATION BY		STANDARD	
Tax Group: 4		Tax Dist:	
BUILDING MARKET VALUE		145,037	
TOTAL MARKET OB/XF VALUE		8,370	
TOTAL LAND VALUE - MARKET		170,100	
TOTAL MARKET VALUE		323,507	
SOH/AGL Deduction		67,011	
ASSESSED VALUE		256,496	
TOTAL EXEMPTION VALUE		50,000	
BASE TAXABLE VALUE		206,496	
TOTAL JUST VALUE		323,507	
NCON VALUE		0	
INCOME VALUE			
PREVIOUS YEAR MKT VALUE		256,713	

PERMIT NUM	DESCRIPTION	AMT	ISSUED
R2010453	REPAIR/RRF	6,500	11/01/2020
94-0197	REPAIR/RRF	2,375	04/01/1994

SALES DATA							
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE	
2663/915	8/24/2023	WD	U	I	11	100	
GRANTOR: MR DRYWALL THE REPAIR							
GRANTEE: DELGAUDIO GREG J							
2581/0126	7/29/2022	WD	Q	I	01	300,000	
GRANTOR: BASS CONNIE J JR							
GRANTEE: MR DRYWALL THE REPA							

BUILDING NOTES											
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BUILDING DIMENSIONS											
UGR=[YR=1993] W20 S6 BAS=[YR=1993] W10 N3 W7 UOP=[YR=1993] N3 W4 S3 E4 \$ W33 S26 E25 FOP=[YR=1993] E5 N3 W5 S3 \$ N3 E25 N20 \$ S20 E20 N26 \$.											