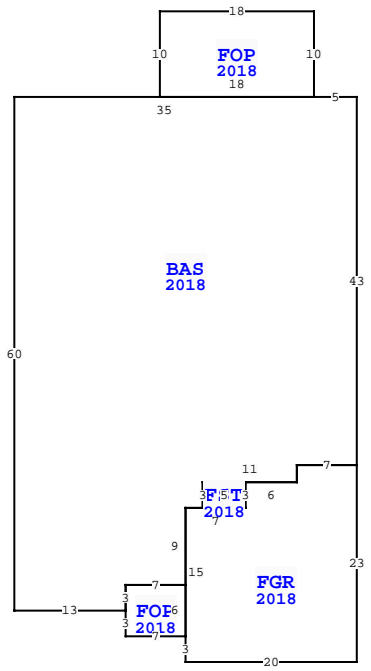




ELEMENT		CD	CONSTRUCTION	
Exterior Wall	31		HARDIE BRD	100
Roof Structur	03		GABLE/HIP	100
Roof Cover	03		COMP SHNGL	100
Interior Wall	05		DRYWALL	100
Interior Floo	11		CLAY TILE	50
Interior Floo	14		CARPET	50
Air Condition	03		CENTRAL	100
Heating Type	04		AIR DUCTED	100
Bedrooms			3	100
Bathrooms			2	100
Frame	02		WOOD FRAME	100
Stories	1.		1.	100
Units			0	100
Occupancy	00		NONE	100
Quality	06		Quality Level	06
DOR CODE	0100		SINGLE FAMILY	
MAP NUM			MKT AREA	04
NEIGHBORHOOD/LOC	4035.00			
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	2,071	100	2,071	246,635
FGR	413	55	227	27,033
FOP	42	30	13	1,548
FOP	180	30	54	6,431
FST	15	55	8	953
TOTALS	2,721		2,373	282,600

MARKET ADJUSTMENTS											
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
1	SINGLE FAM	- 100%	- 2019		288,367	2018	2018	0	0	2.00	98.00
				Heated Area: 2071			HX Base Yr 2019				



NASSAU COUNTY PROPERTY		PAGE 1 of 1	4
VALUATION SUMMARY			
VALUATION BY		STANDARD	
Tax Group: 4		Tax Dist:	
BUILDING MARKET VALUE			282,600
TOTAL MARKET OB/XF VALUE			3,160
TOTAL LAND VALUE - MARKET			75,000
TOTAL MARKET VALUE			360,760
SOH/AGL Deduction			229,607
ASSESSED VALUE			131,153
TOTAL EXEMPTION VALUE	HX HB SX		100,000
BASE TAXABLE VALUE			31,153
TOTAL JUST VALUE			360,760
NCON VALUE			0
INCOME VALUE			
PREVIOUS YEAR MKT VALUE			348,023

PERMIT NUM	DESCRIPTION	AMT	ISSUED
C1710185	CO ISSUED	0	03/01/2018
B1710185	NEW CONSTR	265,489	11/16/2017

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2605/0061	11/09/2022	QC	U	I	11	100
GRANTOR: CHASCO SUSAN ANN						
GRANTEE: CHASCO-LANGSCHWAGER						
2245/1118	12/21/2018	WD	Q	I	01	250,300
GRANTOR: GILVEY BRIAN P						
GRANTEE: CHASCO SUSAN ANN						

EXTRA FEATURES												94075 WOODBRIER CR, FERNANDINA BEACH		BLD DATE	LGL DATE	MLU
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	0811	CONCRETE B	0	100	0	589.00	SF	6.50	5.20	100	2018	2018	3	97	2,971	
2	0810	CONCRETE A	0	100	0	30.00	SF	6.50	6.50	100	2018	2018	3	97	189	
TOTAL OB/XF 3,160																

BUILDING NOTES											
BAS=[YR=2018] W5 FOP=[YR=2018] N10 W18 S10 E18\$ W35 S60 E13 FOP=[YR=2018] S3 E7 FGR=[YR=2018] S3 E20 N23 W7 S2 W6 FST=[YR=2018] W5 S3 E5 N3\$ S3 W7 S15 \$ N6 W7 S3\$ N3 E7 N9 E2 N3 E11 N2 E7 N43\$.											

LAND DESCRIPTION												TOTAL OB/XF 3,160												
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	100		PUD	0.00	0.00	1.00	LT		1.00	1.00	1.00	75,000.00	75,000.00	75,000							