

BLK A {K/A PARCEL A} LOT 7  
 IN OR 857/1445  
 WILDERS SUB OF NASSAU RIVER

BECK JAMES R  
 95255 NASSAU RIVER ROAD  
 FERNANDINA BEACH, FL 32034

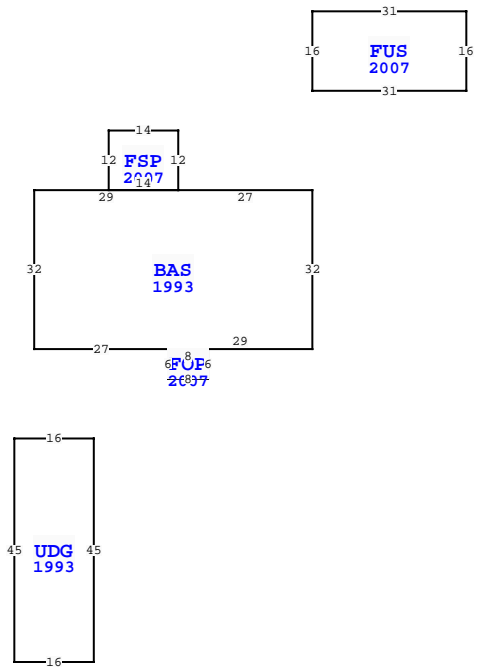
2024

44-2N-28-5180-0007-0000



| BUILDING CHARACTERISTICS |                  | CONSTRUCTION  |              |
|--------------------------|------------------|---------------|--------------|
| ELEMENT                  | CD               |               |              |
| Exterior Wall            | 16               | WD FR STUC    | 100          |
| Roof Structur            | 03               | GABLE/HIP     | 100          |
| Roof Cover               | 12               | MODULAR MT    | 100          |
| Interior Wall            | 05               | DRYWALL       | 70           |
| Interior Wall            | 04               | PLYWOOD       | 30           |
| Interior Floor           | 11               | CLAY TILE     | 70           |
| Interior Floor           | 12               | HARDWOOD      | 30           |
| Air Condition            | 03               | CENTRAL       | 100          |
| Heating Type             | 04               | AIR DUCTED    | 100          |
| Bedrooms                 |                  | 3             | 100          |
| Bathrooms                |                  | 2             | 100          |
| Frame                    | 02               | WOOD FRAME    | 100          |
| Stories                  | 1.5              | 1.5           | 100          |
| Units                    |                  | 0             | 100          |
| BUD8 Adjustme            | 04               | DIST 01       | 100          |
| Occupancy                | 00               | NONE          | 100          |
| Quality                  | 02               | Quality Level | 02           |
| DOR CODE                 | 0100             | SINGLE FAMILY |              |
| MAP NUM                  |                  | MKT AREA      | 04           |
| NEIGHBORHOOD/LOC         | 4009.00          |               |              |
| AREA TYPE                | TOTAL GROSS AREA | PCT OF BASE   | TOT ADJ AREA |
| BAS                      | 1,792            | 100           | 1,792        |
| FOP                      | 48               | 30            | 14           |
| FSP                      | 168              | 40            | 67           |
| FUS                      | 496              | 100           | 496          |
| UDG                      | 720              | 55            | 396          |
| TOTALS                   | 3,224            |               | 2,765        |
|                          |                  |               | 302,801      |

| MARKET ADJUSTMENTS   |     |           |             |                |                |      |      |      |      |      |        |       |
|--|-----|-----------|-------------|----------------|----------------|------|------|------|------|------|--------|-------|
| TYPE   | MDL | EFF. AREA | TOT ADJ PTS | EFF. BASE RATE | REPL. COST NEW | AYB  | EYB  | ECON | FNCT | NORM | % COND |       |
| 0900   | 01  | 2,765     | 108.1632    | 135.20         | 373,828        | 1956 | 1985 |      | 0    | 0    | 19.00  | 81.00 |
| 1 SNGL FAM - 100% - 1997 Heated Area: 2288 HX Base Yr 1997 |     |           |             |                |                |      |      |      |      |      |        |       |



| NASSAU COUNTY PROPERTY    |           | PAGE 1 of 2 | 4         |
|---------------------------|-----------|-------------|-----------|
| VALUATION SUMMARY         |           |             |           |
| VALUATION BY              |           |             | STANDARD  |
| Tax Group: 4              | Tax Dist: |             |           |
| BUILDING MARKET VALUE     |           |             | 323,678   |
| TOTAL MARKET OB/XF VALUE  |           |             | 50,803    |
| TOTAL LAND VALUE - MARKET |           |             | 750,000   |
| TOTAL MARKET VALUE        |           |             | 1,124,481 |
| SOH/AGL Deduction         |           |             | 809,841   |
| ASSESSED VALUE            |           |             | 314,640   |
| TOTAL EXEMPTION VALUE     | HX HB WR  |             | 55,000    |
| BASE TAXABLE VALUE        |           |             | 259,640   |
| TOTAL JUST VALUE          |           |             | 1,124,481 |
| NCON VALUE                |           |             | 0         |
| INCOME VALUE              |           |             |           |
| PREVIOUS YEAR MKT VALUE   |           |             | 762,641   |

| PERMIT NUM | DESCRIPTION | AMT    | ISSUED     |
|------------|-------------|--------|------------|
| B1911493   | GARAGE      | 47,817 | 11/01/2019 |
| 963009     | NEW CONSTR  | 10,000 | 07/17/1996 |

| SALES DATA                     |            |           |       |       |        |            |
|--------------------------------|------------|-----------|-------|-------|--------|------------|
| OFF RECORD Number              | DATE       | TYPE INST | Q / U | V / I | RSN CD | SALE PRICE |
| 0857/1445                      | 12/03/1998 | QC        | U     | I     | 06     | 69,000     |
| GRANTOR: BECK VIRGINIA & JAMES |            |           |       |       |        |            |
| GRANTEE: BECK JAMES & VIRGIN   |            |           |       |       |        |            |
| 0766/1130                      | 7/26/1996  | WD        | Q     | I     |        | 142,000    |
| GRANTOR: KLINE ALAN E          |            |           |       |       |        |            |
| GRANTEE: BECK VIRGINIA JAMES   |            |           |       |       |        |            |

| 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              | 0811       | CONCRETE B  | 0       | 100 | 0  | 0     |    | 730.00   | SF 5.20        | 100       | 1980    | 1980        | 3 | 32.5   | 1,234           |       |
| 2              | 0861       | POOL GUNIT  | 0       | 100 | 0  | 0     |    | 248.00   | SF 85.00       | 100       | 2000    | 2000        | 3 | 25     | 5,270           |       |
| 3              | 0911       | SCRN RM A   | 0       | 100 | 36 | 40    |    | 1,440.00 | SF 17.50       | 100       | 2000    | 2000        | 3 | 20     | 5,040           |       |
| 4              | 0812       | CONCRETE C  | 0       | 100 | 0  | 0     |    | 7,846.00 | SF 4.00        | 100       | 2000    | 2000        | 3 | 79     | 24,793          |       |
| 5              | 0845       | KOOL DECK   | 0       | 100 | 0  | 0     |    | 1,192.00 | SF 7.25        | 100       | 2000    | 2000        | 3 | 79     | 6,827           |       |
| 6              | 0301       | BOAT DCK C  | 0       | 100 | 18 | 10    |    | 180.00   | SF 48.00       | 100       | 2000    | 2000        | 3 | 28     | 2,419           |       |
| 7              | 0310       | AL GANG WY  | 0       | 100 | 0  | 0     |    | 16.00    | LF 115.00      | 100       | 2000    | 2000        | 3 | 20     | 368             |       |
| 8              | 0303       | FLT DOCK W  | 0       | 100 | 20 | 10    |    | 200.00   | SF 26.00       | 100       | 2000    | 2000        | 3 | 28     | 1,456           |       |
| 9              | 0317       | DCK PLNG W  | 0       | 100 | 0  | 0     |    | 4.00     | UT 750.00      | 100       | 2000    | 2000        | 3 | 20     | 600             |       |
| 10             | 0351       | CARPORT MT  | 0       | 100 | 18 | 22    |    | 396.00   | SF 10.00       | 100       | 2013    | 2013        | 3 | 60     | 2,376           |       |

| 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                | 000132   | C   | SFR RIVER            | 100 |     | RSF      | 1100.00 | 480.00 | 100.00      | FF        |     | 1.00     | 1.00        | 1.00    | 7,500.00   | 7,500.00       | 750,000    |                             |      |         |      |     |    |        |

| REVIEW DATE 11/24/2020 BY KWX |  |  |  |  |                           |  |  |  |  |           |  |  |  |  |                 |  |  |  |  |                 |  |  |  |  |
|-------------------------------|--|--|--|--|---------------------------|--|--|--|--|-----------|--|--|--|--|-----------------|--|--|--|--|-----------------|--|--|--|--|
| Total Acres: 0.00             |  |  |  |  | Total Land Value: 750,000 |  |  |  |  | Market: 0 |  |  |  |  | Agricultural: 0 |  |  |  |  | Common: 750,000 |  |  |  |  |

