

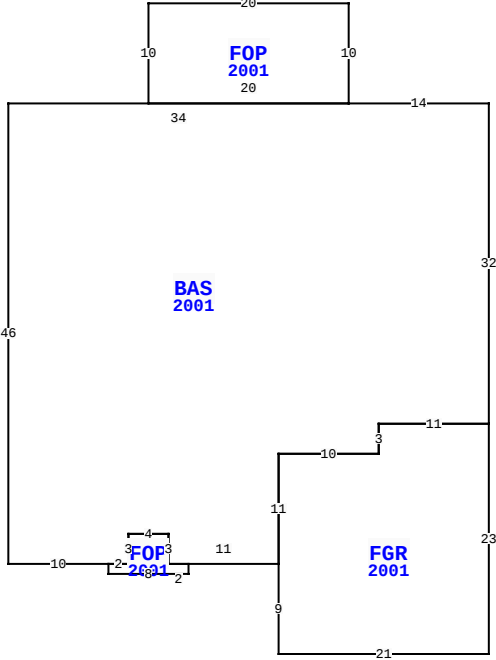


BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	05	AVERAGE 70
Exterior Wall	16	WD FR STUC 30
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	08	SHT VINYL 90
Interior Floo	14	CARPET 10
Air Condition	03	CENTRAL 100
Heating Type	04	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	02	Quality Level 02
DOR CODE	0100	SINGLE FAMILY
MAP NUM		MKT AREA 04
NEIGHBORHOOD/LOC	4021.00	

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,932	100	1,932	212,314
FGR	453	55	249	27,364
FOP	20	30	6	659
FOP	200	30	60	6,593
TOTALS	2,605		2,247	246,930

EXTRA FEATURES									
L N	OB/XF CODE	DESCRIPTION	BLD CAP	L	W	UNITS	UT	Adj R	NOTES
1	0500	FP-PRE FAB	0 100	0	0	1.00	UT	3,500.00	
2	0811	CONCRETE B	0 100	0	0	908.00	SF	5.20	

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
0900	01	2,247	98.5929	123.24	276,920	2001	2001	0	0	10.83	89.17
1 SNGL FAM - 100% - 2023 Heated Area: 1932 HX Base Yr 2023											
											
97079 MILL POND LN, FERNANDINA BEACH											
BLD DATE 03/03/2023 NW LGL DATE 04/03/2024 MLU											
XF DATE INC DATE											

NASSAU COUNTY PROPERTY			
VALUATION SUMMARY			PAGE 1 of 1 4
VALUATION BY		STANDARD	
Tax Group: 4		Tax Dist:	
BUILDING MARKET VALUE		246,930	
TOTAL MARKET OB/XF VALUE		6,752	
TOTAL LAND VALUE - MARKET		95,000	
TOTAL MARKET VALUE		348,682	
SOH/AGL Deduction		74,381	
ASSESSED VALUE		274,301	
TOTAL EXEMPTION VALUE		HX HB 50,000	
BASE TAXABLE VALUE		224,301	
TOTAL JUST VALUE		348,682	
NCON VALUE		0	
INCOME VALUE			
PREVIOUS YEAR MKT VALUE		310,785	

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B0108354	NEW CONSTR	92,763	06/01/2001

SALES DATA					
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD
2546/0481	2/28/2022	WD	Q	I	02
GRANTOR: PEARSON CARLEIGH O &					
GRANTEE: TAYLOR LYNDA B & ST					
2202/1961	6/14/2018	WD	Q	I	01
GRANTOR: JOHNSON WAYNE G &					
GRANTEE: PEARSON CARLEIGH O					

BUILDING NOTES									
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BUILDING DIMENSIONS									
BAS=[YR=2001] W14 FOP=[YR=2001] N10 W20 S10 E20 \$ W34 S46 E10 FOP=[YR=2001] S1 E8 N1 W2 N3 W4 S3 W2 \$ E2 N3 E4 S3 E11 FGR=[YR=2001] S9 E21 N23 W11 S3 W10 S11 \$ N11 E10 N3 E11 N32 \$.									

LAND DESCRIPTION									
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS
1	000100	C	SFR	100	0003	RSF-1	0.00	0.00	1.00

TOTAL OB/XF									
UNIT TYPE	D T	DPH FACT	% COND	TOT ADJ	UNIT PRICE	ADJ UNIT PRICE	LAND VALUE	OTHER ADJUSTMENTS AND NOTES	YEAR
LT		1.00	1.00	1.00	95,000.00	95,000.00	95,000		