

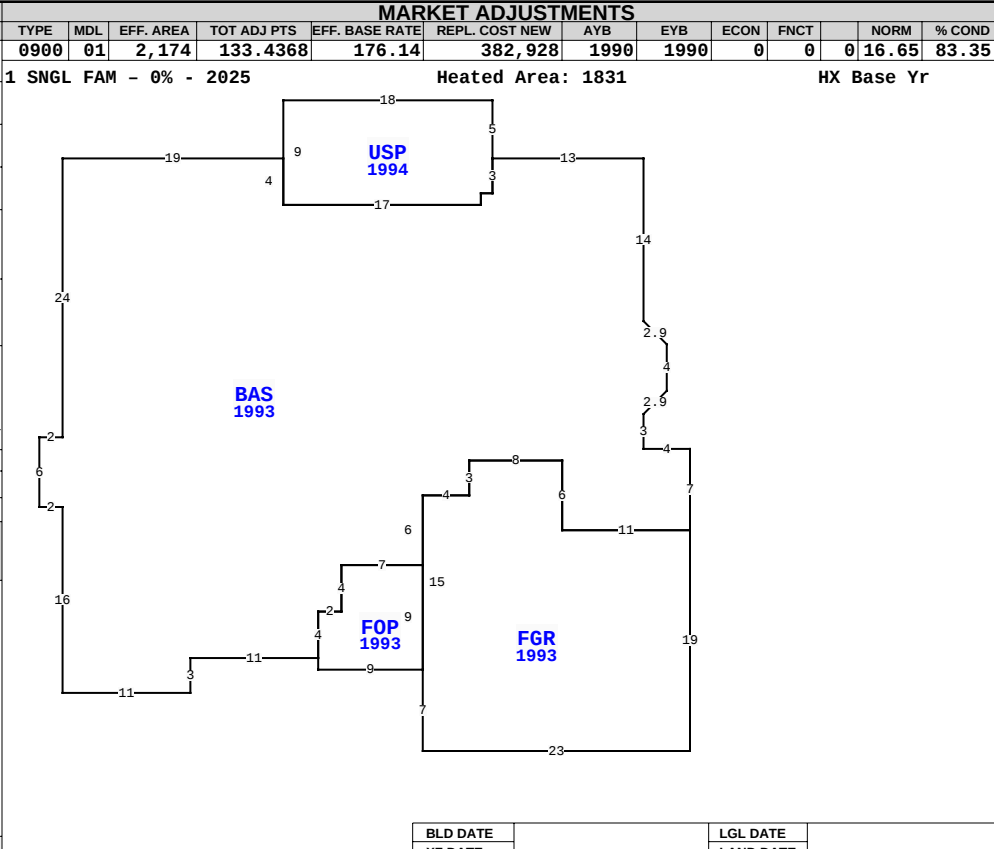


BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	31	HARDIE BRD 90
Exterior Wall	20	FACE BRICK 10
Roof Structure	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floor	11	CLAY TILE 80
Interior Floor	14	CARPET 20
Air Condition	03	CENTRAL 100
Heating Type	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 02
NEIGHBORHOOD/LOC	2025.00	

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,831	100	1993	1,831	268,814
FGR	497	55	1993	273	40,080
FOP	73	30	1993	22	3,230
USP	161	30	1994	48	7,047
TOTALS	2,562			2,174	319,170

EXTRA FEATURES									
L N	OB/XF CODE	DESCRIPTION	BLD	CAP	L	W	UNITS	UT	Adj R
1	0500	FP-PRE FAB	0	0	0	0	1.00	UT	3,500.00
2	0811	CONCRETE B	0	0	0	0	917.00	SF	5.20
3	0855	CONC PAVER	1	0	0	0	400.00	SF	10.00



1912 STERLING LN, FERNANDINA BEACH

BLD DATE		LGL DATE	
XF DATE		LAND DATE	
INC DATE		AG DATE	

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	0500	FP-PRE FAB	0	0	0	0	1.00	UT	3,500.00	3,500.00	100	1990	1990	3	66	2,310	
2	0811	CONCRETE B	0	0	0	0	917.00	SF	5.20	5.20	100	1990	1990	3	57	2,718	
3	0855	CONC PAVER	1	0	0	0	400.00	SF	10.00	10.00	100	2024	2023		98	3,920	

LAND DESCRIPTION										TOTAL OB/XF										8,948	
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	LA VAL				
1	000100	C	RES	0	0003	RSF-2	0.00	0.00	1.00	LT		1.00	1.00	1.00	180,000.00	180,000.00	1				
REVIEW DATE		01/31/2024		BY		KBA		Total Acres: 0.00		Total Land Value: 180,000				Market: 0		Agricultural: 0					

NASSAU COUNTY PROPERTY										PAGE 1 of 1		8
VALUATION SUMMARY												
VALUATION BY										STANDARD		
Tax Group: 8					Tax Dist:							
BUILDING MARKET VALUE										319,170		
TOTAL MARKET OB/XF VALUE										8,948		
TOTAL LAND VALUE - MARKET										180,000		
TOTAL MARKET VALUE										508,118		
SOH/AGL Deduction										0		
ASSESSED VALUE										508,118		
TOTAL EXEMPTION VALUE										0		
BASE TAXABLE VALUE										508,118		
TOTAL JUST VALUE										508,118		
NCON VALUE										0		
INCOME VALUE												
PREVIOUS YEAR MKT VALUE										508,829		
BAY WINDOW/ODD GRG												
ADJ DUE TO SHAPE-												
6D/1N												