



BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	25	MOD METAL 100
Roof Structur	10	STEEL FRME 100
Roof Cover	12	MODULAR MT 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 70
Interior Floo	15	HARDTILE 30
Ceiling	01	FIN.SUSPD 100
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Fixtures	8	100
Frame	05	STEEL 100
Story Height		15 100
RMS		21 100
Stories	1.	1. 100
Units		0 100
BUD8 Adjustme	05	DIST 1A 100
Occupancy	00	OWNER OCC 100
Quality	03	Quality Level 03
DOR CODE	1200	STORE/OFFICE/RESID
MAP NUM		MKT AREA 03
NEIGHBORHOOD/LOC	3016.00	

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
AOF	812	100	2002	812	53,870
BAS	840	100	1993	840	55,727
BAS	960	100	1993	960	63,689
BAS	341	100	2002	341	22,623
CAN	378	30	1993	113	7,497
UST	1,993	40	1996	797	52,875
UST	66	40	2002	26	1,725
UST	280	40	2002	112	7,430
TOTALS	5,670			4,001	265,435

EXTRA FEATURES									
L N	OB/XF CODE	DESCRIPTION	BLD	CAP	L	W	UNITS	UT	Adj R
1	0812	CONCRETE C	0	0	0	0	2,635.00	SF	4.00
2	0825	BRICK	0	0	7	5	35.00	SF	12.50
3	0812	CONCRETE C	0	0	0	0	2,453.00	SF	4.00
4	0430	CL FNC 6B	0	0	0	0	160.00	LF	9.70
5	0463	FENCE GATE	0	0	0	0	4.00	UT	300.00
6	0810	CONCRETE A	0	0	0	0	280.00	SF	6.50
7	0810	CONCRETE A	0	0	8	8	64.00	SF	6.50
8	0940	SHEDS/PORT	0	0	15	10	150.00	SF	30.00
9	0968	STAIRS	0	0	28	4	1.00	SF	800.00
10	6001	ROLLUP DR	0	0	0	0	4.00	UT	400.00

LAND DESCRIPTION									
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS
1	001700	C	1STORY OFF	0	0006	CG	0.00	0.00	13,070.00
2	000100	C	RES	0		RSF-2			0.65

MARKET ADJUSTMENTS									
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT
1701	04	4,001	115.1694	161.81	647,402	1984	1984	0	0
1 OFFICE - 0% - 0									
Heated Area: 2953									
HX Base Yr									
1417 AVERY RD, FERNANDINA BEACH									

BLD DATE	03/22/2019	KK	LGL DATE	
XF DATE	03/22/2019	KK	LAND DATE	04/22/2025
INC DATE		KK	AG DATE	DC
TOTAL OB/XF				
15,594				

NASSAU COUNTY PROPERTY			
VALUATION SUMMARY			PAGE 1 of 2
VALUATION BY			STANDARD
Tax Group: 8			Tax Dist:
BUILDING MARKET VALUE			265,435
TOTAL MARKET OB/XF VALUE			23,096
TOTAL LAND VALUE - MARKET			329,230
TOTAL MARKET VALUE			617,761
SOH/AGL Deduction			0
ASSESSED VALUE			617,761
TOTAL EXEMPTION VALUE			0
BASE TAXABLE VALUE			617,761
TOTAL JUST VALUE			617,761
NCON VALUE			0
INCOME VALUE			
PREVIOUS YEAR MKT VALUE			646,525

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B25106	XFOB	68,546	09/01/2011
B0310684	XFOB	10,000	01/01/2003
E963051	CHNGE SRVC	0	09/01/1996
E951992	CHNGE SRVC	0	07/01/1995
B9501722	ADDITION	40,800	03/01/1995
E940998	CHNGE SRVC	5,000	06/01/1994

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1954/0040	12/19/2014	SW	Q	I	05	625,000
GRANTOR: W L JENKINS COMPANY						
GRANTEE: MARTEX SERVICES INC						
1037/1964	2/15/2002	WD	Q	I		510,000
GRANTOR: THE BIRDHOUSE WILDLIF						
GRANTEE: W L JENKINS COMPANY						

BUILDING NOTES									
BUILDING DIMENSIONS									
UST=[YR=1996] W47 BAS=[YR=2002] W27 UST=[YR=2002] W6 BAS=[YR=1993] W28 BAS=[YR=1993] W32 CAN=[YR=1993] W6 S33 E66 N3 W60 N30 \$ S30 E32 N30 \$ S30 E28 N30 \$ S11 E6 N11 \$ S11 E16 S4 E11 N15 \$ S15 W11 N4 W22S19 E80 N30 \$ PTR= E15 AOF 2002= E29 S28 W29 N28 \$ W15 \$ PTR= S40 UST=[YR=2002] S14 W20 N14 E20 \$ N40 \$.									

MARTEX SERVICES INC
1417 AVERY RD SUITE 200
FERNANDINA BEACH, FL 32034

00-00-30-0280-0023-0000

[illegible]