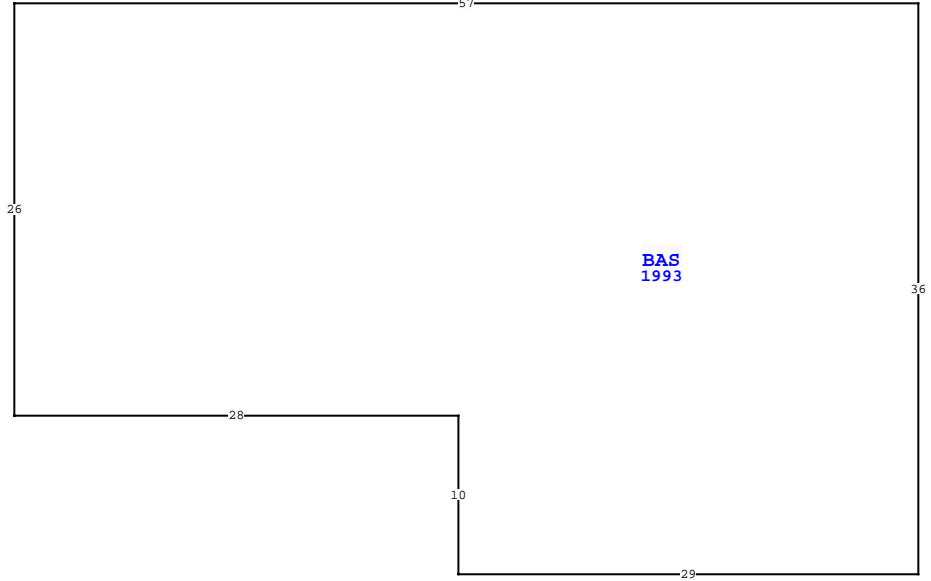


BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	15	CONC BLOCK 50
Exterior Wall	20	FACE BRICK 50
Roof Structure	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	03	PLASTER 50
Interior Wall	05	DRYWALL 50
Interior Floor	03	CONC FINSH 100
Air Condition	02	WINDOW 100
Heating Type	02	CONVECTION 100
Bedrooms		3 100
Bathrooms		1 100
Frame	03	MASONRY 100
Stories	1.	1. 100
Units		0 100
BUD8 Adjustme	05	DIST 1A 100
Occupancy	00	NONE 100
Quality	03	Quality Level 03
DOR CODE	0100	SINGLE FAMILY
MAP NUM		MKT AREA 02
NEIGHBORHOOD/LOC	2020.00	
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE
BAS	1,772	100
		YEAR
		2020
TOTALS	1,772	1,772
		SUBAREA MARKET VALUE
		118,326

MARKET ADJUSTMENTS												
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND	
0100	01	1,772	85.5000	85.50	151,506	1958	1988		0	0	21.90	78.10
1 SINGLE FAM - 0% - 2025												
Heated Area: 1772												
HX Base Yr												



NASSAU COUNTY PROPERTY		
VALUATION SUMMARY		PAGE 1 of 2
VALUATION BY		STANDARD
Tax Group: 8		Tax Dist:
BUILDING MARKET VALUE		122,250
TOTAL MARKET OB/XF VALUE		4,417
TOTAL LAND VALUE - MARKET		507,780
TOTAL MARKET VALUE		634,447
SOH/AGL Deduction		0
ASSESSED VALUE		634,447
TOTAL EXEMPTION VALUE		0
BASE TAXABLE VALUE		634,447
TOTAL JUST VALUE		634,447
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		279,993

PERMIT NUM	DESCRIPTION	AMT	ISSUED
R1213090	ROOF	8,754	08/01/2012

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2712/1425	5/17/2024	PR U		I	19	741,000

GRANTOR: WATSON DEBORAH O AS P  
GRANTEE: REINHARDT PROPERTIE

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
1	0500	FP-PRE FAB	0	0	0	1.00	UT	3,500.00	3,500.00	100	1981	1981
2	0811	CONCRETE B	0	0	0	1,308.00	SF	5.20	5.20	100	1984	1984

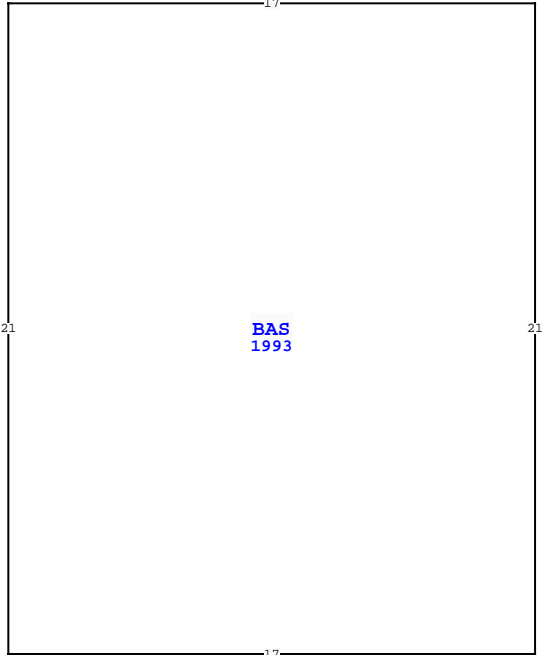
BUILDING NOTES	
110 LAWRENCE LN, FERNANDINA BEACH	

BUILDING DIMENSIONS	
BAS=[YR=1993] W57 S26 E28 S10 E29 N36 S.	

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	001000	C	COMMERCIAL	0		IW	273.00	310.00	84,630.00	SF		1.00	1.00	1.00	6.00	6.00	507,780							

BUILDING CHARACTERISTICS		CONSTRUCTION	
ELEMENT	CD		
Exterior Wall	15	CONC BLOCK	100
Roof Structur	03	GABLE/HIP	100
Roof Cover	03	COMP SHNGL	100
Interior Wall	01	MINIMUM	100
Interior Floo	03	CONC FINSH	100
Air Condition	01	NONE	100
Heating Type	01	NONE	100
Bedrooms		0	100
Bathrooms		0	100
Frame	03	MASONRY	100
Stories	1.	1.	100
Units		0	100
BUD8 Adjustme	05	DIST 1A	100
Occupancy	00	NONE	100
Quality	03	Quality Level	03
DOR CODE	0100	SINGLE FAMILY	
MAP NUM		MKT AREA	02
NEIGHBORHOOD/LOC		2020.00	
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR
BAS	357	100	1993
TOTALS	357		3,924

MARKET ADJUSTMENTS											
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
2											
2 GARAGE RES - 0% - 2025											
			Heated Area:	357	HX Base Yr						



NASSAU COUNTY PROPERTY		PAGE 2 of 2	8
VALUATION SUMMARY			
VALUATION BY		STANDARD	
Tax Group: 8		Tax Dist:	
BUILDING MARKET VALUE			122,250
TOTAL MARKET OB/XF VALUE			4,417
TOTAL LAND VALUE - MARKET			507,780
TOTAL MARKET VALUE			634,447
SOH/AGL Deduction			0
ASSESSED VALUE			634,447
TOTAL EXEMPTION VALUE			0
BASE TAXABLE VALUE			634,447
TOTAL JUST VALUE			634,447
NCON VALUE			0
INCOME VALUE			
PREVIOUS YEAR MKT VALUE			279,993

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2712/1425	5/17/2024	PR U		I	19	741,000
GRANTOR: WATSON DEBORAH O AS P						
GRANTEE: REINHARDT PROPERTIE						

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

BUILDING NOTES	

BUILDING DIMENSIONS	
BAS=[YR=1993] W17 S21 E17 N21 \$.	

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