

BUILDING CHARACTERISTICS		CONSTRUCTION	
ELEMENT	CD		
Exterior Wall	31	HARDIE BRD	100
Roof Structur	03	GABLE/HIP	100
Roof Cover	03	COMP SHNGL	100
Interior Wall	05	DRYWALL	100
Interior Floor	13	LVT/LAMMT	100
Air Condition	03	CENTRAL	100
Heating Type	04	AIR DUCTED	100
Bedrooms		4	100
Bathrooms		2	100
Frame	02	WOOD FRAME	100
Stories	1.	1.	100
Units		0	100
BUD8 Adjustme	05	DIST 1A	100
Occupancy	00	NONE	100
Quality	05	Quality Level	05
DOR CODE	0100	SINGLE FAMILY	
MAP NUM		MKT AREA	02
NEIGHBORHOOD/LOC	2020.00		
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR
BAS	1,152	100	1993
FOP	176	30	1993
USP	120	30	1993
TOTALS	1,448		
		1,241	156,947

MARKET ADJUSTMENTS																									
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND														
0100	01	1,241	135.2560	135.26	167,858	1975	2010		0	0	6.50	93.50													
1 SINGLE FAM - 100% - 2023 Heated Area: 1152 HX Base Yr 2023																									
<table border="1"> <thead> <tr> <th>BLD DATE</th> <th>XF DATE</th> <th>INC DATE</th> <th>LGL DATE</th> <th>LAND DATE</th> <th>AG DATE</th> </tr> </thead> <tbody> <tr> <td></td> <td></td> <td></td> <td>04/29/2025</td> <td></td> <td></td> </tr> </tbody> </table>														BLD DATE	XF DATE	INC DATE	LGL DATE	LAND DATE	AG DATE				04/29/2025		
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			04/29/2025																						

NASSAU COUNTY PROPERTY				PAGE 1 of 1	8
VALUATION SUMMARY					
VALUATION BY				STANDARD	
Tax Group: 8				Tax Dist:	
BUILDING MARKET VALUE				156,947	
TOTAL MARKET OB/XF VALUE				11,799	
TOTAL LAND VALUE - MARKET				332,280	
TOTAL MARKET VALUE				501,026	
SOH/AGL Deduction				149,291	
ASSESSED VALUE				351,735	
TOTAL EXEMPTION VALUE				HX HB 50,722	
BASE TAXABLE VALUE				301,013	
TOTAL JUST VALUE				501,026	
NCON VALUE				0	
INCOME VALUE					
PREVIOUS YEAR MKT VALUE				341,822	

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q / I	V / I	RSN CD	SALE PRICE
2564/0065	5/17/2022	WD	Q	I	01	475,000
GRANTOR: BRISSON LYNN &						
GRANTEE: BLAND JAMES E & GAI						
2398/1346	10/01/2020	WD	Q	I	01	280,000
GRANTOR: PETERS NANCY & GARY R						
GRANTEE: BRISSON LYNN & KYLE						

BUILDING NOTES	

BUILDING DIMENSIONS	
BAS=[YR=1993] W48 S24 E13 FOP=[YR=1993] S8 E22 N8W22\$ E35 N24\$ USP=[YR=1993] N10 W12 S10E12\$.	

EXTRA FEATURES														2120 FRIENDLY RD, FERNANDINA BEACH		
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	1242	WD DECK A	0	100	10	8			10.00	100	2005	2005	3	22	176	
2	0855	CONC PAVER	0	100	0	0			10.00	100	2020	2020	3	98	11,623	
TOTALS																
TOTAL OB/XF 11,799																

LAND DESCRIPTION														TOTAL OB/XF 11,799										
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	000100	C	RES	100		RSF-2	0.00	0.00	142.00	FF		1.00	1.00	1.20	1,950.00	2,340.00	332,280							