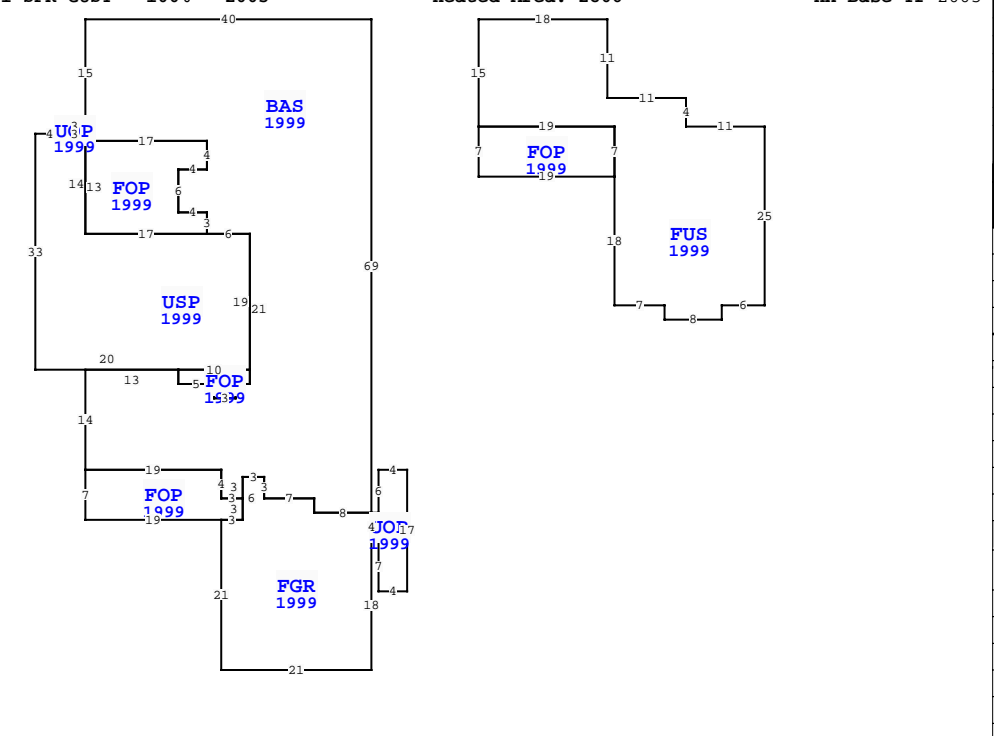


BUILDING CHARACTERISTICS	
ELEMENT	CD CONSTRUCTION
Exterior Wall	17 CB STUCCO 70
Exterior Wall	10 ABOVE AVG 30
Roof Structure	08 IRREGULAR 100
Roof Cover	07 CONC TILE 100
Interior Wall	05 DRYWALL 100
Interior Floor	14 CARPET 60
Interior Floor	11 CLAY TILE 40
Air Condition	03 CENTRAL 100
Heating Type	04 AIR DUCTED 100
Bedrooms	3 100
Bathrooms	3.5 100
Frame	02 WOOD FRAME 100
Stories	2. 2. 100
Units	0 100
Occupancy	00 NONE 100

MARKET ADJUSTMENTS												
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND	
0500	01	3,439	115.4370	182.39	627,239	1999	1999	0	0	12.35	87.65	

NASSAU COUNTY PROPERTY			
VALUATION SUMMARY			PAGE 1 of 1

VALUATION BY		STANDARD
Tax Group: 5	Tax Dist:	
BUILDING MARKET VALUE		549,775
TOTAL MARKET OB/XF VALUE		7,278
TOTAL LAND VALUE - MARKET		500,000
TOTAL MARKET VALUE		1,057,053
SOH/AGL Deduction		438,956
ASSESSED VALUE		618,097
TOTAL EXEMPTION VALUE	HX HB	50,722
BASE TAXABLE VALUE		567,375
TOTAL JUST VALUE		1,057,053
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		932,401



Quality		04 Quality Level 04			
DOR CODE	0100	SINGLE FAMILY			
MAP NUM		MKT AREA	10		
NEIGHBORHOOD/LOC	10003.00				
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,951	100	1999	1,951	311,896
FGR	488	55	1999	268	42,844
FOP	26	30	1999	8	1,279
FOP	133	30	1999	40	6,395
FOP	142	30	1999	43	6,874
FOP	197	30	1999	59	9,432
FUS	855	100	1999	855	136,684
UOP	3	20	1999	1	160
UOP	72	20	1999	14	2,238
USP	668	30	1999	200	31,973
TOTALS	4,535			3,439	549,775

PERMIT NUM	DESCRIPTION	AMT	ISSUED
17003731	SCRNENCL	14,910	04/27/2017
B9905855	NEW CONSTR	135,198	03/01/1999

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q / I	V / I	RSN CD	SALE PRICE
1232/0817	5/21/2004	WD U		I	07	100
GRANTOR: FIFIELD RALPH E & PAT						
GRANTEE: KEIM THOMAS R & LOU						
1219/0113	3/31/2004	WD Q		I		800,000
GRANTOR: FIFIELD RALPH E & PAT						
GRANTEE: KEIM THOMAS R & LOU						

BLD DATE	LGL DATE
	04/10/2024
XF DATE	LAND DATE
INC DATE	AG DATE

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
1	0504	FP-ELECTRI	0	100	0	0	1.00	UT	2,000.00	2,000.00	100	1999	1999	3	81	1,620	
2	0810	CONCRETE A	0	100	0	0	1,125.00	SF	6.50	6.50	100	1999	1999	3	75	5,484	
3	0845	KOOL DECK	0	100	0	0	32.00	SF	7.25	7.25	100	1999	1999	3	75	174	

TOTAL OB/XF												
8195 RESIDENCE CT, FERNANDINA BEACH												
7,278												

BUILDING NOTES												
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BUILDING DIMENSIONS												
BAS=[YR=1999] W40 S15 UOP=[YR=1999] W3 S1 USP=[YR=1999] W4 S33 E20 FOP=[YR=1999] S2 E5 S2 E3 N2 E2 N2 W10 \$ E10 N19 W6 FOP=[YR=1999] N3 W4 N6 E4 N4 W17 S13 E17 \$ W17 N14 W3 \$ E3 N1 \$ S2 E17 S4 W4 S6 E4 S3 E6 S21 W2 S2 W3 N2 W5 N2 W13 S14 FOP=[YR=1999] S7 E19 FGR=[YR=1999] S21 E21 N18 UOP=[YR=1999] E1 S7 E4 N17 W4 S6 W1 S4 \$ N4 W8 N2 W7 N3 W3 S6 W3 \$ E3 N3 W3 N4 W19 \$ E19 S4 E3 N3 E3 S7 E2 E8 N69 \$ PTR= E15 FUS=[YR=1999] E18 S11 E11 S4 E11 S25 W6 S2 W8 N2 W7 N18 FOP=[YR=1999] N7 W19 S7 E19 \$ N7 W19 N15 \$ W15 \$.												

LAND DESCRIPTION																								
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPTH FACT	TOT 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		PUD	0.00	0.00	1.00	LT		1.00	1.00	1.00	500,000.00	500,000.00	500,000							