

BUILDING CHARACTERISTICS	
ELEMENT	CD CONSTRUCTION
Exterior Wall	05 AVERAGE 100
Roof Structur	03 GABLE/HIP 100
Roof Cover	03 COMP SHNGL 100
Interior Wall	05 DRYWALL 100
Interior Floor	09 PINE WOOD 70
Interior Floor	14 CARPET 30
Air Condition	03 CENTRAL 100
Heating Type	04 AIR DUCTED 100
Bedrooms	2 100
Bathrooms	1 100
Frame	02 WOOD FRAME 100
Stories	1. 1. 100
Units	0 100
BUD8 Adjustme	05 DIST 1A 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	
0100	01	1,645	101.4900	101.49	166,951	1960	1980	0	0	0	18.25	81.75

1 SINGLE FAM - 0% - 0 Heated Area: 1290 HX Base Yr

NASSAU COUNTY PROPERTY			
VALUATION SUMMARY			PAGE 1 of 1
VALUATION BY		STANDARD	
Tax Group: 8	Tax Dist:		
BUILDING MARKET VALUE			136,482
TOTAL MARKET OB/XF VALUE			4,444
TOTAL LAND VALUE - MARKET			100,000
TOTAL MARKET VALUE			240,926
SOH/AGL Deduction			0
ASSESSED VALUE			240,926
TOTAL EXEMPTION VALUE			0
BASE TAXABLE VALUE			240,926
TOTAL JUST VALUE			240,926
NCON VALUE			0
INCOME VALUE			
PREVIOUS YEAR MKT VALUE			234,737

Quality	03	Quality Level 03
DOR CODE	0100	SINGLE FAMILY
MAP NUM		MKT AREA 02
NEIGHBORHOOD/LOC	2021.00	
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE
BAS	1,290	100
FCP	460	25
FSP	420	40
UST	160	45
TOTALS	2,330	
		1,645
		136,482

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B9602553	ADDITION	5,440	01/01/1996

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2178/1774	2/15/2018	QC	U	I	11	100
GRANTOR: WILLIAMS LAWRENCE						
GRANTEE: BURFORD DALE & GERA						
2173/1391	1/30/2018	QC	U	I	11	100
GRANTOR: WILLIAMS LAWRENCE E J						
GRANTEE: BURFORD DALE & GERA						

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	0940	SHEDS/PORT	0	0	10	100.00	SF	30.00	30.00	100	1995	1995
2	0811	CONCRETE B	0	0	0	565.00	SF	5.20	5.20	100	1982	1982
3	0350	CARPORT WD	0	0	40	640.00	SF	13.00	13.00	100	1996	1996
4	0681	POLE SHED	0	0	24	240.00	SF	15.00	15.00	100	2004	2004

TOTAL OB/XF												
L N	OB/XF CODE	DESCRIPTION	BLD CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE	ORIG COND	YEAR ON	YEAR ACTUAL
774 OLD AMELIA AVE, FERNANDINA BEACH												
TOTAL OB/XF VALUE 4,444												

BUILDING NOTES												
BLD DATE												
XF DATE												
LGL DATE												
LAND DATE												
AG DATE												

BUILDING DIMENSIONS												
UST=[YR=1993] W16 S10 BAS=[YR=1993] W27 S10 FCP=[YR=1993] W15 S30 E16 FSP=[YR=1993] E42 N10 W42 S10\$ N10 W1 N20\$ S20 E43 N30 W16\$ E16 N10\$.												

LAND DESCRIPTION												
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPH FACT
1	000100	C	RES	0		RSF	2100.00	210.00	100.00	FF		1.00