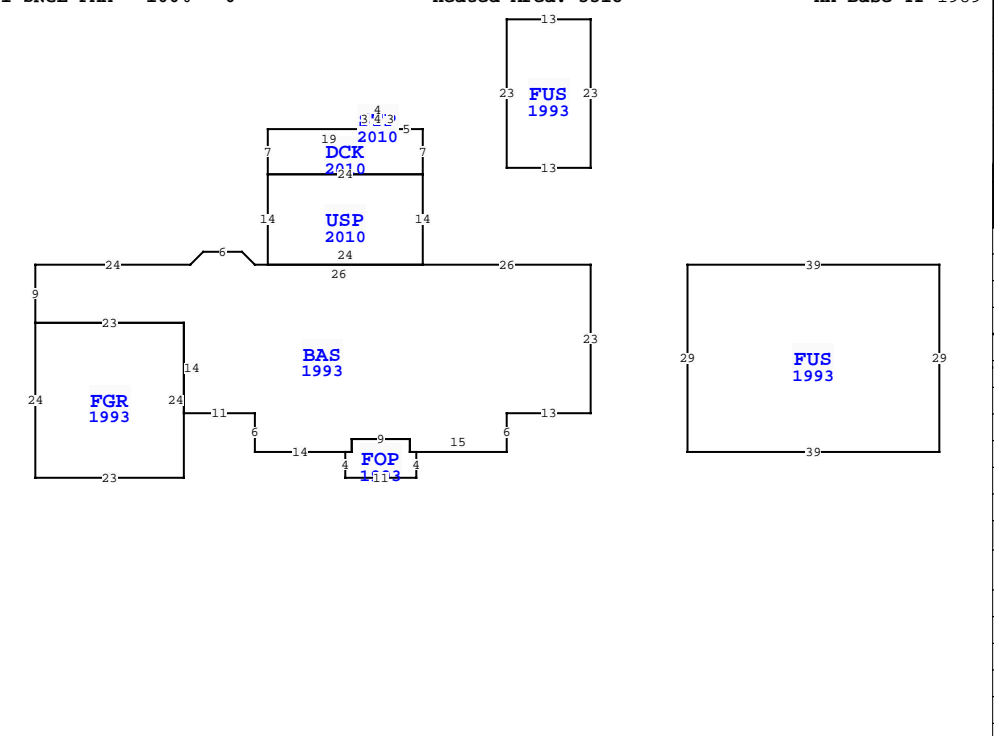


BUILDING CHARACTERISTICS	
ELEMENT	CD CONSTRUCTION
Exterior Wall	05 AVERAGE 100
Roof Structur	03 GABLE/HIP 100
Roof Cover	03 COMP SHNGL 100
Interior Wall	05 DRYWALL 100
Interior Floor	14 CARPET 70
Interior Floor	11 CLAY TILE 30
Air Condition	03 CENTRAL 100
Heating Type	04 AIR DUCTED 100
Bedrooms	3 100
Bathrooms	2 100
Frame	02 WOOD FRAME 100
Stories	2. 2. 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	
0900	01	3,760	102.8610	135.78	510,533	1988	1998		0	0	12.75	87.25



Quality	05 Quality Level 05				
DOR CODE	0100 SINGLE FAMILY				
MAP NUM	MKT AREA 03				
NEIGHBORHOOD/LOC	3027.00				
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,888	100	1993	1,888	223,668
DCK	168	10	2010	17	2,014
FGR	552	55	1993	304	36,014
FOP	62	30	1993	19	2,251
FUS	299	100	1993	299	35,422
FUS	1,131	100	1993	1,131	133,987
STP	12	10	2010	1	119
USP	336	30	2010	101	11,965
TOTALS	4,448			3,760	445,440

EXTRA FEATURES		4925 SUAREZ BLUFF RD, FERNANDINA BEACH	
L N	OB/XF CODE	DESCRIPTION	ADJ PRICE
1	0812	CONCRETE C	4.00
2	0504	FP-ELECTRI	2,000.00

BLD DATE	LGL DATE	03/26/2024	MLU									
XF DATE	LAND DATE											
INC DATE	AG DATE											
TOTAL OB/XF												14,040

LAND DESCRIPTION		TOTAL OB/XF 14,040																						
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	1105.00	210.00	1.00	UT		1.00	1.00	1.00	300,000.00	300,000.00	300,000							

BLD DATE	LGL DATE	03/26/2024	MLU
XF DATE	LAND DATE		
INC DATE	AG DATE		

NASSAU COUNTY PROPERTY		PAGE 1 of 1	8
VALUATION SUMMARY			
VALUATION BY		STANDARD	
Tax Group: 8	Tax Dist:		
BUILDING MARKET VALUE		445,440	
TOTAL MARKET OB/XF VALUE		14,040	
TOTAL LAND VALUE - MARKET		300,000	
TOTAL MARKET VALUE		759,480	
SOH/AGL Deduction		527,106	
ASSESSED VALUE		232,374	
TOTAL EXEMPTION VALUE	HX HB	50,722	
BASE TAXABLE VALUE		181,652	
TOTAL JUST VALUE		759,480	
NCON VALUE		0	
INCOME VALUE			
PREVIOUS YEAR MKT VALUE		738,317	

PERMIT NUM	DESCRIPTION	AMT	ISSUED
M1217823	H/AC	0	12/01/2012

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2507/1872	10/25/2021	LE U	I	11		100
GRANTOR: MOORE JAMES R & CHARL						
GRANTEE: MOORE JAMES R & CHA						
0417/0354	4/01/1984	WD Q	V			18,000
GRANTOR:						
GRANTEE:						

BUILDING NOTES	

BUILDING DIMENSIONS	
BAS=[YR=1993] W26 USP=[YR=2010] N14 DCK=[YR=2010] N7 W5 STP=[YR=2010] N3W4S3 E4\$ W19 S7 E24\$ W24 S14 E24\$ W26 U2 L2 W6 D2 L2 W24 S9 FGR=[YR=1993] S24 E23 N24 W23 \$ E23 S14 E11 S6 E14 FOP=[YR=1993] S4 E11 N4 W1 N2 W9 S2 W1\$ E1 N2 E9 S2 E15 N6 E13 N23 \$ PTR= E15 FUS=[YR=1993] E39 S29W39 N29 \$ W15 \$ PTR= N15 FUS=[YR=1993] N23 W13 S23 E13 \$ S15 \$ .	