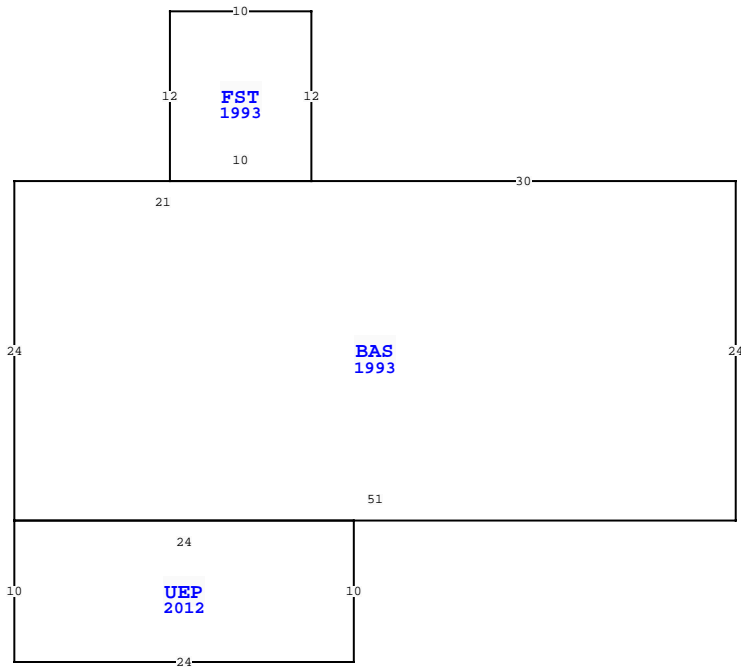


BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	15	CONC BLOCK 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	12	MODULAR MT 100
Interior Wall	05	DRYWALL 100
Interior Floor	14	CARPET 100
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		1.5 100
Frame	02	WOOD FRAME 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		2021.00
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE
BAS	1,224	100
FST	120	55
UEP	240	60
TOTALS	1,584	

MARKET ADJUSTMENTS												
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND	
0100	01	1,434	105.0400	105.04	150,627	1961	1961	0	0	0	34.25	65.75
1 SINGLE FAM - 0% - 2023 Heated Area: 1224 HX Base Yr												



NASSAU COUNTY PROPERTY			
VALUATION SUMMARY			PAGE 1 of 2
VALUATION BY			STANDARD
Tax Group: 8	Tax Dist:		
BUILDING MARKET VALUE			119,781
TOTAL MARKET OB/XF VALUE			9,045
TOTAL LAND VALUE - MARKET			334,800
TOTAL MARKET VALUE			463,626
SOH/AGL Deduction			160,035
ASSESSED VALUE			303,591
TOTAL EXEMPTION VALUE			0
BASE TAXABLE VALUE			303,591
TOTAL JUST VALUE			463,626
NCON VALUE			0
INCOME VALUE			
PREVIOUS YEAR MKT VALUE			383,825

PERMIT NUM	DESCRIPTION	AMT	ISSUED
BP 4251	N/A	0	07/20/1987

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2556/1741	4/19/2022	LE U		I	11	100
GRANTOR: MITCHELL LANELL A						
GRANTEE: MOUTRAY LYNDA LOUIS						
1698/0933	9/09/2010	WD U		I	30	100
GRANTOR: COOPER LANELL A TRUST						
GRANTEE: MITCHELL LANELL A						

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	0810	CONCRETE A	0	0	0	0	720.00	SF	6.50	6.50	100	2005	2005	3	84	3,931	
2	0845	KOOL DECK	0	0	0	0	198.00	SF	7.25	7.25	100	1987	1987	3	49.5	711	
3	0810	CONCRETE A	0	0	35	3	105.00	SF	6.50	6.50	100	1961	1961	3	20	137	
4	0811	CONCRETE B	0	0	0	0	180.00	SF	5.20	5.20	100	2005	2005	3	84	786	
5	0476	VF 6 SBPL	0	0	0	0	60.00	LF	32.00	32.00	100	2005	2005	3	64	1,229	
6	0940	SHEDS/PORT	0	0	8	8	64.00	SF	30.00	30.00	100	2005	2005	3	22	422	
7	0940	SHEDS/PORT	0	0	10	18	180.00	SF	30.00	30.00	100	2005	2005	3	22	1,188	
8	0350	CARPORT WD	0	0	20	20	400.00	SF	7.28	7.28	100	2005	2005	3	22	641	
TOTALS													9,045				

BUILDING NOTES			
551 SUNSET RD, FERNANDINA BEACH			

BUILDING DIMENSIONS			
BAS=[YR=1993] W30 FST=[YR=1993] N12 W10 S12 E10\$ W21 S24			
UEP=[YR=2012] S10 E24 N10 W24\$ E51 N24\$ .			

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	000100	C	RES	0		RSF	2216.00	135.00	216.00	FF		1.00	1.00	1.00	1,550.00	1,550.00	334,800								

BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	15	CONC BLOCK 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	04	PLYWOOD 100
Interior Floo	14	CARPET 100
Ceiling	01	FIN.SUSPD 100
Air Condition	01	NONE 100
Heating Type	02	CONVECTION 100
Fixtures		1 100
Frame	01	TYP WD 100
Story Height		0 100
RMS		1 100
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		2021.00
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE
BAS	572	100
FOP	130	30
TOTALS	702	

MARKET ADJUSTMENTS												
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND	
2	SERV SHOP	- 0%	- 2023									
Heated Area: 572 HX Base Yr												
BLD DATE: _____ LGL DATE: 03/12/2024 MLU XF DATE: _____ LAND DATE: _____ INC DATE: _____ AG DATE: _____												

NASSAU COUNTY PROPERTY			PAGE 2 of 2	8
VALUATION SUMMARY				
VALUATION BY				STANDARD
Tax Group: 8		Tax Dist:		
BUILDING MARKET VALUE				119,781
TOTAL MARKET OB/XF VALUE				9,045
TOTAL LAND VALUE - MARKET				334,800
TOTAL MARKET VALUE				463,626
SOH/AGL Deduction				160,035
ASSESSED VALUE				303,591
TOTAL EXEMPTION VALUE				0
BASE TAXABLE VALUE				303,591
TOTAL JUST VALUE				463,626
NCON VALUE				0
INCOME VALUE				
PREVIOUS YEAR MKT VALUE				383,825

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2556/1741	4/19/2022	LE U		I	11	100
GRANTOR: MITCHELL LANELL A						
GRANTEE: MOU TRAY LY NDA LOUIS						
1698/0933	9/09/2010	WD U		I	30	100
GRANTOR: COOPER LANELL A TRUST						
GRANTEE: MITCHELL LANELL A						

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] W26 S22 FOP=[YR=2012] S5 E26 N5 W26\$ E26 N22\$.												

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	DPHT FACT	% COND	TOT ADJ	UNIT PRICE	ADJ UNIT PRICE	LAND VALUE	OTHER ADJUSTMENTS AND NOTES	YEAR	DENSITY	DECL	FRZ	YR	CONSRV	