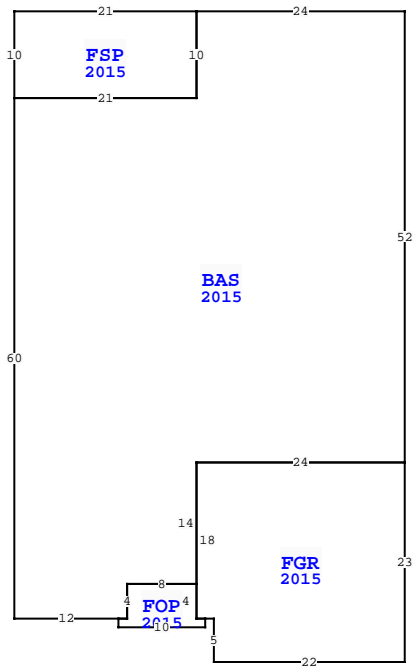


BUILDING CHARACTERISTICS					
ELEMENT	CD CONSTRUCTION				
Exterior Wall	16 WD FR STUC 100				
Roof Structur	08 IRREGULAR 100				
Roof Cover	03 COMP SHNGL 100				
Interior Wall	05 DRYWALL 100				
Interior Floo	11 CLAY TILE 70				
Interior Floo	14 CARPET 30				
Air Condition	03 CENTRAL 100				
Heating Type	04 AIR DUCTED 100				
Bedrooms	3 100				
Bathrooms	2.5 100				
Frame	02 WOOD FRAME 100				
Stories	1. 1. 100				
Units	0 100				
Occupancy	00 NONE 100				
Quality	03 Quality Level 03				
DOR CODE	0100 SINGLE FAMILY				
MAP NUM	MKT AREA 01				
NEIGHBORHOOD/LOC	1079.00				
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	2,476	100	2015	2,476	460,100
FGR	542	55	2015	298	55,376
FOP	42	30	2015	13	2,416
FSP	210	40	2015	84	15,609
TOTALS	3,270			2,871	533,500

MARKET ADJUSTMENTS											
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
0500	01	2,871	111.9540	194.58	558,639	2015	2015	0	0	4.50	95.50
1 SFR CUST - 100% - 2023 Heated Area: 2476 HX Base Yr 2023											



NASSAU COUNTY PROPERTY			PAGE 1 of 1
VALUATION SUMMARY			2
VALUATION BY			STANDARD
Tax Group: 2	Tax Dist:		
BUILDING MARKET VALUE			533,500
TOTAL MARKET OB/XF VALUE			7,383
TOTAL LAND VALUE - MARKET			150,000
TOTAL MARKET VALUE			690,883
SOH/AGL Deduction			19,288
ASSESSED VALUE			671,595
TOTAL EXEMPTION VALUE	HX HB		50,722
BASE TAXABLE VALUE			620,873
TOTAL JUST VALUE			690,883
NCON VALUE			0
INCOME VALUE			
PREVIOUS YEAR MKT VALUE			666,536

PERMIT NUM	DESCRIPTION	AMT	ISSUED
20142104	CO ISSUED	0	05/29/2015
20142104	NEW CONSTR	277,731	09/30/2014

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2628/0588	3/28/2023	LE U	I	I	11	100
GRANTOR: KIRK RAYMOND JAMES & GRANTEE: KIRK RAYMOND JAMES						
2601/0525	11/07/2022	WD Q	I	I	02	785,000
GRANTOR: LONDON KRISTEN KANTNE GRANTEE: KIRK RAYMOND JAMES						

EXTRA FEATURES															BLD DATE	LGL DATE		
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	INC DATE	AG DATE
1	0500	FP-PRE FAB	0	100	0	1.00	UT	3,500.00	3,500.00	100	2015	2015	3	96	3,360			
2	0855	CONC PAVER	0	100	0	60.00	SF	7.00	7.00	100	2015	2015	3	95	399			
3	0855	CONC PAVER	0	100	0	545.00	SF	7.00	7.00	100	2015	2015	3	95	3,624			
TOTALS															7,383			

BUILDING NOTES									
652 E SPANISH WAY, FERNANDINA BEACH									

BUILDING DIMENSIONS									
BAS=[YR=2015] W24 FSP=[YR=2015] W21 S10 E21 N10\$ S10 W21 S60 E12 FOP=[YR=2015] S1 E10 N1 FGR=[YR=2015] E1 S5 E22 N23 W24 S18 E1\$ W1 N4 W8 S4 W1\$ E1 N4 E8 N14 E24 N52 \$.									

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	100	0003	R-1	0.00	0.00	1.00	LT		1.00	1.00	1.00	150,000.00	150,000.00	150,000							