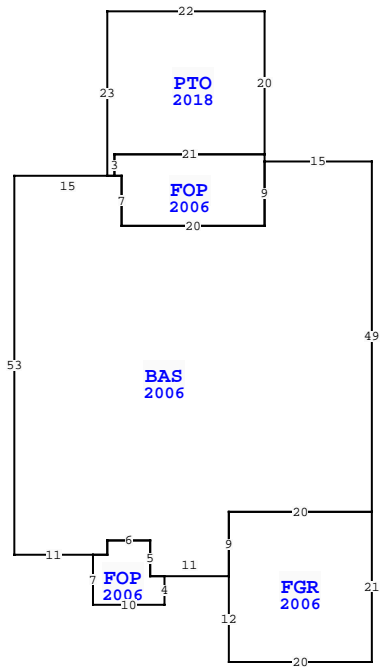


BUILDING CHARACTERISTICS		CONSTRUCTION	
ELEMENT	CD		
Exterior Wall	16	WD FR STUC 100	
Roof Structur	03	GABLE/HIP 100	
Roof Cover	03	COMP SHNGL 100	
Interior Wall	05	DRYWALL 100	
Interior Floo	11	CLAY TILE 70	
Interior Floo	14	CARPET 30	
Air Condition	03	CENTRAL 100	
Heating Type	04	AIR DUCTED 100	
Bedrooms		4 100	
Bathrooms		3 100	
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
BAS	2,441	100	2006
FGR	420	55	2006
FOP	76	30	2006
FOP	203	30	2006
PTO	443	5	2018
TOTALS	3,583		

MARKET ADJUSTMENTS											
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
1	SFR CUST	- 100%	- 2018		Heated Area: 2441					HX Base Yr 2018	



NASSAU COUNTY PROPERTY		PAGE 1 of 1	2
VALUATION SUMMARY			
VALUATION BY		STANDARD	
Tax Group: 2		Tax Dist:	
BUILDING MARKET VALUE		498,139	
TOTAL MARKET OB/XF VALUE		20,320	
TOTAL LAND VALUE - MARKET		150,000	
TOTAL MARKET VALUE		668,459	
SOH/AGL Deduction		382,949	
ASSESSED VALUE		285,510	
TOTAL EXEMPTION VALUE	HX HB	50,722	
BASE TAXABLE VALUE		234,788	
TOTAL JUST VALUE		668,459	
NCON VALUE		0	
INCOME VALUE			
PREVIOUS YEAR MKT VALUE		646,493	

PERMIT NUM	DESCRIPTION	AMT	ISSUED
20174081	SCRNROOM	15,000	12/29/2017
20061967	H/AC	5,676	08/23/2006
20061747	ELEC OTHER	2,000	07/24/2006
20061710	OTHER	5,424	07/19/2006
20061710	OTHER	5,424	07/19/2006
20061546	DEMOLITION	0	07/03/2006

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2760/903	1/07/2025	LE U		I	11	100

GRANTOR: CONOVER GARY L & LORR  
GRANTEE: AGNETA KARYN LEIGH  
2154/0354 10/27/2017 WD Q I 02 425,000  
GRANTOR: LOTT ANDREW H & AUDRE  
GRANTEE: CONOVER GARY L & LO

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	LAND DATE	AG DATE	
1	0855	CONC PAVER	0 100	0	0	502.00	SF	10.00	10.00	100	2006	2006	3	86	4,317		12/27/2006	03/13/2024	MLU	
2	0855	CONC PAVER	0 100	0	0	124.00	SF	10.00	10.00	100	2006	2006	3	86	1,066					
3	0911	SCRN RM A	0 100	20	22	440.00	SF	17.50	17.50	100	2018	2018	3	78	6,006					
4	0855	CONC PAVER	0 100	0	0	98.00	SF	7.00	7.00	100	2018	2018	3	97	665					
5	0462	ST/AL FNC	0 100	0	0	984.00	SF	10.00	10.00	100	2018	2018	3	84	8,266					

BUILDING NOTES			
677 E SPANISH WAY, FERNANDINA BEACH			

BUILDING DIMENSIONS			
BAS=[YR=2006] W15FOP=[YR=2006] N1 PTO=[YR=2018] N20 W22 S23 E1 N3 E21\$ W21S3E1 S7E20N9\$S9W20N7W15S53E11 FOP=[YR=2006] S7E10N4W2N5W6S2W2\$E2N2 E6S5E11 FGR=[YR=2006] S12E20N21W20S9 \$N9E20 N49\$.			

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							