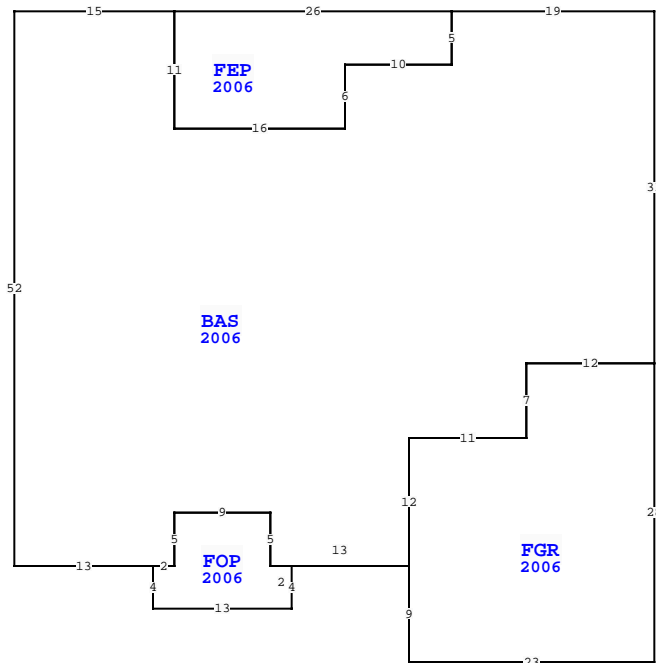


BUILDING CHARACTERISTICS		CONSTRUCTION	
ELEMENT	CD		
Exterior Wall	16	WD FR STUC	100
Roof Structur	03	GABLE/HIP	100
Roof Cover	03	COMP SHNGL	100
Interior Wall	05	DRYWALL	100
Interior Floo	11	CLAY TILE	70
Interior Floo	13	LVT/LAMNT	30
Air Condition	03	CENTRAL	100
Heating Type	04	AIR DUCTED	100
Bedrooms		3	100
Bathrooms		2	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	2,489	100	2006
FEP	226	80	2006
FGR	567	55	2006
FOP	97	30	2006
TOTALS	3,379		

MARKET ADJUSTMENTS											
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
0500	01	3,011	106.4440	185.00	557,035	2006	2011	0	0	6.50	93.50
1 SFR CUST - 100% - 2008										Heated Area: 2489	HX Base Yr 2008



NASSAU COUNTY PROPERTY		PAGE 1 of 1	2
VALUATION SUMMARY			
VALUATION BY		STANDARD	
Tax Group: 2		Tax Dist:	
BUILDING MARKET VALUE		520,828	
TOTAL MARKET OB/XF VALUE		11,034	
TOTAL LAND VALUE - MARKET		150,000	
TOTAL MARKET VALUE		681,862	
SOH/AGL Deduction		343,248	
ASSESSED VALUE		338,614	
TOTAL EXEMPTION VALUE		55,722	
BASE TAXABLE VALUE		282,892	
TOTAL JUST VALUE		681,862	
NCON VALUE		0	
INCOME VALUE			
PREVIOUS YEAR MKT VALUE		658,255	

PERMIT NUM	DESCRIPTION	AMT	ISSUED
20210787	REPAIR/RRF	0	12/01/2021
20070047	REMODEL	750	01/10/2007
20062499	ADDITION	12,848	11/09/2006
20061652	OTHER	2,050	07/12/2006
20060539	H/AC	5,916	03/15/2006
20060290	ELEC OTHER	5,500	02/08/2006

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1446/1507	9/22/2006	WD Q	Q	I		450,600
GRANTOR: SEDA CONSTRUCTION COM						
GRANTEE: HASHER PASTORA I &						
1298/0539	2/28/2005	WD U	V	19		56,500
GRANTOR: SEASIDE PPR INC						
GRANTEE: SEDA CONSTRUCTION C						

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	0504	FP-ELECTRI	0	100	0	1.00	UT	2,000.00	2,000.00	100	2006	2006	3	89	1,780	
2	0855	CONC PAVER	0	100	0	968.00	SF	10.00	10.00	100	2006	2006	3	86	8,325	
3	0855	CONC PAVER	0	100	0	108.00	SF	10.00	10.00	100	2006	2006	3	86	929	

TOTAL OB/XF										11,034						
2970 PATRIOTS WAY, FERNANDINA BEACH										BLD DATE		LGL DATE		03/13/2024	MLU	
										XF DATE		LAND DATE				
										INC DATE		AG DATE				

BUILDING NOTES									

BUILDING DIMENSIONS									
BAS=[YR=2006] W19 FEP=[YR=2006] W26 S11 E16 N6 E10 N5\$ S5 W10 S6 W16 N11 W15 S52 E13 FOP=[YR=2006] S4 E13 N4 W2 N5 W9 S5 W2\$ E2 N5 E9 S5 E 13 FGR=[YR=2006] S9 E23 N28 W12 S7 W 11 S12\$ N12 E11 N7 E12 N33\$.									

LAND DESCRIPTION										TOTAL OB/XF										11,034				
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							