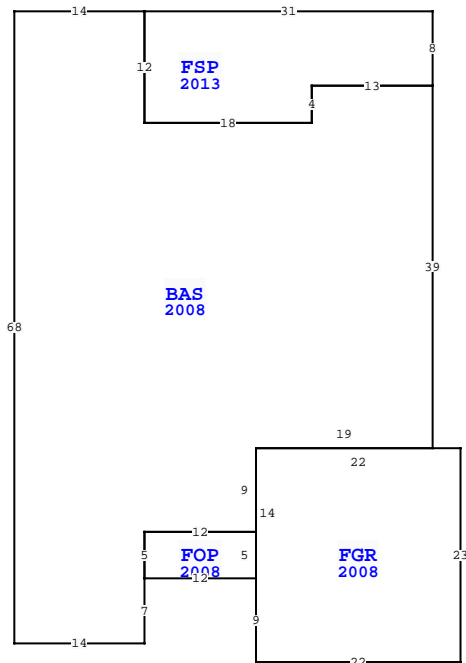


BUILDING CHARACTERISTICS		CONSTRUCTION	
ELEMENT	CD		
Exterior Wall	16	WD FR STUC	100
Roof Structur	03	GABLE/HIP	100
Roof Cover	03	COMP SHNGL	100
Interior Wall	05	DRYWALL	100
Interior Floo	14	CARPET	70
Interior Floo	11	CLAY TILE	30
Air Condition	03	CENTRAL	100
Heating Type	04	AIR DUCTED	100
Bedrooms		3	100
Bathrooms		2	100
Frame	02	WOOD FRAME	100
Stories	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	2,197	100	2008
FGR	506	55	2008
FOP	60	30	2008
FSP	320	40	2013
TOTALS	3,083		
			2,621
			446,167

MARKET ADJUSTMENTS												
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND	
1	SFR CUST	- 0%	- 0									
Heated Area: 2197 HX Base Yr												



NASSAU COUNTY PROPERTY		PAGE 1 of 1	2
VALUATION SUMMARY			
VALUATION BY			STANDARD
Tax Group: 2		Tax Dist:	
BUILDING MARKET VALUE			446,167
TOTAL MARKET OB/XF VALUE			6,493
TOTAL LAND VALUE - MARKET			150,000
TOTAL MARKET VALUE			602,660
SOH/AGL Deduction			76,819
ASSESSED VALUE			525,841
TOTAL EXEMPTION VALUE			0
BASE TAXABLE VALUE			525,841
TOTAL JUST VALUE			602,660
NCON VALUE			0
INCOME VALUE			
PREVIOUS YEAR MKT VALUE			582,466

PERMIT NUM	DESCRIPTION	AMT	ISSUED
20080561	H/AC	5,800	04/09/2008
20080336	ELEC OTHER	2,000	03/05/2008
20080243	OTHER	6,080	02/19/2008
20080053	NEW CONSTR	250,000	01/15/2008

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2373/1240	5/26/2020	WD	U	I	11	100
GRANTOR: FRANIAN REALTY LLC						
GRANTEE: HOROWITZ IAN M						
1785/1229	2/14/2012	QC	U	I	11	100
GRANTOR: HOROWITZ FRANCES T						
GRANTEE: FRANIAN REALTY LLC						

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	0855	CONC PAVER	0	0	21	4			10.00	100	2008	2008	3	88	739	
2	0855	CONC PAVER	0	0	0	0			10.00	100	2008	2008	3	88	5,113	
3	0855	CONC PAVER	0	0	0	0			10.00	100	2009	2009	3	89	641	
TOTALS													6,493			

BUILDING NOTES												
551 PATRIOTS WAY, FERNANDINA BEACH												
BLD DATE 07/11/2008 DJ LGL DATE 03/13/2024 MLU												
XF DATE												
INC DATE												

BUILDING DIMENSIONS												
FSP=[YR=2013] W31 BAS=[YR=2008] W14 S68 E14 N7												
FOP=[YR=2008] E12 FGR=[YR=2008] S9 E22 N23 W22 S14\$ N5 W12												
S5\$ N5 E12 N9 E19 N39 W13 S4 W18 N12\$ S12 E18 N4 E13 N8\$.												

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