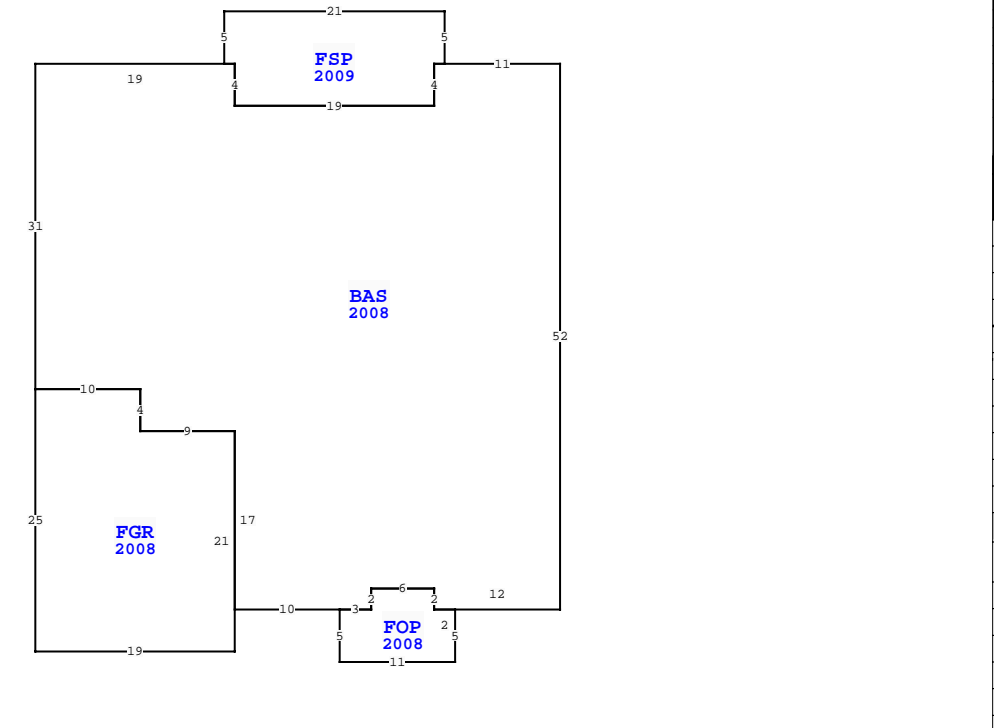


BUILDING CHARACTERISTICS	
ELEMENT	CD CONSTRUCTION
Exterior Wall	16 WD FR STUC 100
Roof Structur	03 GABLE/HIP 100
Roof Cover	03 COMP SHNGL 100
Interior Wall	05 DRYWALL 100
Interior Floor	14 CARPET 70
Interior Floor	11 CLAY TILE 30
Air Condition	03 CENTRAL 100
Heating Type	04 AIR DUCTED 100
Bedrooms	3 100
Bathrooms	2 100
Frame	02 WOOD FRAME 100
Stories	1. 1. 100
Units	0 100
Occupancy	00 NONE 100

MARKET ADJUSTMENTS														
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND			
0500	01	2,482	106.4640	185.03	459,244	2008	2008	0	0	0	8.00	92.00		



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	2,149	100	2008	2,149	365,819
FGR	439	55	2008	241	41,025
FOP	67	30	2008	20	3,405
FSP	181	40	2009	72	12,256
TOTALS	2,836			2,482	422,504

NASSAU COUNTY PROPERTY			PAGE 1 of 1	2
VALUATION SUMMARY				
VALUATION BY	STANDARD			
Tax Group: 2	Tax Dist:			
BUILDING MARKET VALUE	422,504			
TOTAL MARKET OB/XF VALUE	12,060			
TOTAL LAND VALUE - MARKET	150,000			
TOTAL MARKET VALUE	584,564			
SOH/AGL Deduction	272,681			
ASSESSED VALUE	311,883			
TOTAL EXEMPTION VALUE	50,722		HX HB	
BASE TAXABLE VALUE	261,161			
TOTAL JUST VALUE	584,564			
NCON VALUE	0			
INCOME VALUE				
PREVIOUS YEAR MKT VALUE	565,687			

PERMIT NUM	DESCRIPTION	AMT	ISSUED
20090903	XFOB	1,510	07/09/2009
20081427	OTHER	1,480	09/12/2008
20081354	H/AC	5,570	09/04/2008
20081255	OTHER	6,165	08/06/2008
20080740	ELEC OTHER	2,100	05/02/2008
20080603	NEW CONSTR	250,000	04/14/2008

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1879/0228	9/13/2013	WD Q	Q	I	02	327,000

GRANTOR: PEEK JAMES O & JOANN
GRANTEE: BROADRICK BRUCE L &
1631/1784 7/17/2009 WD Q I 01 299,000
GRANTOR: SEDA CONSTRUCTION COM
GRANTEE: PEEK JAMES O & JOAN

EXTRA FEATURES														642 SANTA MARIA DR, FERNANDINA BEACH		BLD DATE	12/11/2008	RCL	LGL DATE	03/13/2024	MLU
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	0		1.00	UT	2,000.00	2,000.00	100	2008	2008	3	91	1,820				
2	0855	CONC PAVER	0	100	0	0		593.00	SF	10.00	10.00	100	2008	2008	3	88	5,218				
3	0855	CONC PAVER	0	100	0	0		84.00	SF	10.00	10.00	100	2008	2008	3	88	739				
4	0462	ST/AL FNC	0	100	128	0		512.00	SF	10.00	10.00	100	2009	2009	3	52	2,662				
5	0463	FENCE GATE	0	100	0	0		1.00	UT	300.00	300.00	100	2009	2009	3	74	222				
6	0855	CONC PAVER	0	100	0	0		222.00	SF	7.00	7.00	100	2010	2010	3	90	1,399				

BUILDING NOTES	

BUILDING DIMENSIONS
BAS=[YR=2008] W11 FSP=[YR=2009] N5 W21 S5 E1 S4 E19 N4 E1\$ W1 S4 W19 N4 W19 S31 FGR=[YR=2008] S25 E19 N21 W9 N4 W10\$ E10 S4 E9 S17 E10 FOP=[YR=2008] S5 E11 N5 W2 N2 W6 S2 W3\$ E3 N2 B6 S2 E12 N52\$.

LAND DESCRIPTION										TOTAL OB/XF										12,060				
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							