

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 Floor	11	CLAY TILE	50
Interior Floor	14	CARPET	50
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	2,134	100	2008
FGR	654	55	2008
FOP	72	30	2008
FSP	147	40	2013
FSP	181	40	2013
TOTALS	3,188		
			2,647
			461,161

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%	- 2015	Heated Area: 2134		HX Base Yr 2015						

NASSAU COUNTY PROPERTY			
VALUATION SUMMARY		PAGE 1 of 1	
VALUATION BY	STANDARD		
Tax Group: 2	Tax Dist:		
BUILDING MARKET VALUE	461,161		
TOTAL MARKET OB/XF VALUE	10,495		
TOTAL LAND VALUE - MARKET	150,000		
TOTAL MARKET VALUE	621,656		
SOH/AGL Deduction	271,433		
ASSESSED VALUE	350,223		
TOTAL EXEMPTION VALUE	50,722		
BASE TAXABLE VALUE	299,501		
TOTAL JUST VALUE	621,656		
NCON VALUE	0		
INCOME VALUE			
PREVIOUS YEAR MKT VALUE	600,966		

PERMIT NUM	DESCRIPTION	AMT	ISSUED
20080653	ELEC OTHER	2,100	04/22/2008
20080581	OTHER	6,165	04/14/2008
20080514	NEW CONSTR	250,000	03/31/2008

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1914/0802	4/24/2014	WD Q	Q	I	01	335,000
GRANTOR: GREENE WILLIAM D & CA						
GRANTEE: CHRISTOPHER KENNETH						
1585/0707	9/17/2008	WD Q	Q	I		367,300
GRANTOR: SEDA CONSTRUCTION COM						
GRANTEE: GREENE WILLIAM D &						

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	100	21	4			84.00	100	2008	2008	3	88	739				
2	0855	CONC PAVER	0	100	0	0			825.00	SF	10.00	10.00	100	2008	2008	3	88	7,260	
3	0462	ST/AL FNC	0	100	0	0			480.00	SF	10.00	10.00	100	2009	2009	3	52	2,496	

BUILDING NOTES			
667 FERDINAND CT, FERNANDINA BEACH			

BUILDING DIMENSIONS	
BAS=[YR=2008] W18 FSP=[YR=2013] N5 FSP=[YR=2013] N7 W21 S7 E21\$ W21 S5 E1 S4 E19 N4 E1\$ W1 S4 W19 N4 W12 S52 E9 FOP=[YR=2008] S5 E12 N5 W3 N2 W6 S2 W3\$ E3 N2 E6 S2 E13 FGR=[YR=2008] S4 E19 N2 E10 N20 W10 N4 W9 S4 W10 S18\$ N18 E10 N4 E9 N30\$.	

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							