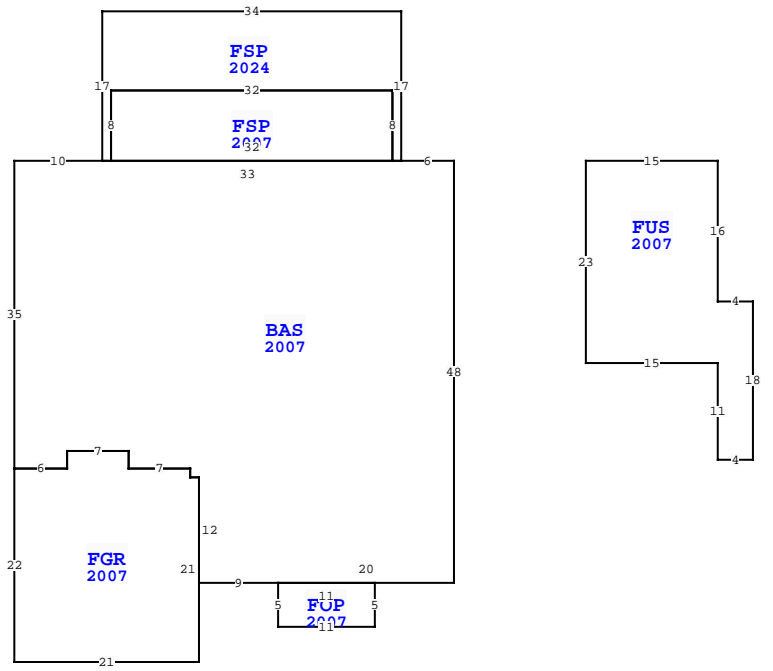


BUILDING CHARACTERISTICS		CONSTRUCTION	
ELEMENT	CD		
Exterior Wall	16	WD FR STUC	100
Roof Structur	03	GABLE/HIP	100
Roof Cover	03	COMP SHNGL	100
Interior Wall	05	DRYWALL	100
Interior Floo	14	CARPET	80
Interior Floo	11	CLAY TILE	20
Air Condition	03	CENTRAL	100
Heating Type	04	AIR DUCTED	100
Bedrooms		3	100
Bathrooms		3	100
Frame	02	WOOD FRAME	100
Stories	2.	2.	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	2,114	100	2007
FGR	475	55	2007
FOP	55	30	2007
FSP	256	40	2007
FSP	322	40	2024
FUS	417	100	2007
TOTALS	3,639		

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%	- 2019	178.44	542,279	2007	2007	0	0	0	8.50
Heated Area: 2531						HX Base Yr 2019					



NASSAU COUNTY PROPERTY		PAGE 1 of 1	2
VALUATION SUMMARY			
VALUATION BY		STANDARD	
Tax Group: 2		Tax Dist:	
BUILDING MARKET VALUE		496,185	
TOTAL MARKET OB/XF VALUE		16,314	
TOTAL LAND VALUE - MARKET		150,000	
TOTAL MARKET VALUE		662,499	
SOH/AGL Deduction		235,796	
ASSESSED VALUE		426,703	
TOTAL EXEMPTION VALUE	HX HB	50,722	
BASE TAXABLE VALUE		375,981	
TOTAL JUST VALUE		662,499	
NCON VALUE		0	
INCOME VALUE			
PREVIOUS YEAR MKT VALUE		640,442	

PERMIT NUM	DESCRIPTION	AMT	ISSUED
20230106	8.5*34 SCREEN ENC	51,057	02/20/2023
20101436	TANKS/BLRS	950	08/27/2010
20101416	ELEC OTHER	900	08/24/2010
20071862	OTHER	1,640	10/03/2007
20071105	H/AC	6,750	06/14/2007
20070919	OTHER	6,671	05/23/2007

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2243/1053	12/12/2018	WD	Q	I	01	525,000
GRANTOR: COOPER ANITA S						
GRANTEE: DOUCETTE KELLY & AR						
1532/1334	10/29/2007	WD	Q	I		345,000
GRANTOR: SEDA CONSTRUCTION COM						
GRANTEE: COOPER ANITA S						

EXTRA FEATURES											
L N	OB/XF CODE	DESCRIPTION	BLD CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE	ORIG COND	YEAR ON
1	0504	FP-ELECTRI	0	100	0	1.00	UT	2,000.00	2,000.00	100	2007
2	0855	CONC PAVER	0	100	0	621.00	SF	10.00	10.00	100	2007
3	0855	CONC PAVER	0	100	0	299.00	SF	10.00	10.00	100	2007
4	0855	CONC PAVER	0	100	0	397.00	SF	10.00	10.00	100	2007
5	0911	SCRN RM A	0	100	31	248.00	SF	17.50	17.50	100	2007
6	0911	SCRN RM A	0	100	3	24.00	SF	17.50	17.50	100	2007
7	0462	ST/AL FNC	0	100	81	324.00	SF	10.00	10.00	100	2008
8	0463	FENCE GATE	0	100	0	1.00	UT	300.00	300.00	100	2008

TOTAL OB/XF												16,314												
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							

BUILDING NOTES											
BLD DATE 09/24/2007 KK LGL DATE 03/13/2024 MLU											
XF DATE											
INC DATE											
2819 FERDINAND CT, FERNANDINA BEACH											
<b>BUILDING DIMENSIONS</b> BAS=[YR=2007;ORIG=0,0] W6 W1 W33 W10 S35 E6 N2 E7 S2 E7 S1 E1 S12 E9 E20 N48 \$ FGR=[YR=2007;ORIG=-50,35] S22 E21 N21 W1 N1 W7 N2 W7 S2 W6 \$ FUS=[YR=2007;ORIG=15,0] E15 S16 E4 S18 W4 N11 W15 N23 \$ FSP=[YR=2024;ORIG=-40,-17] E34 S17 W1 N8 W32 S8 W1 N17 \$ FSP=[YR=2007;ORIG=-7,0] N8 W32 S8 E32 \$ FOP=[YR=2007;ORIG=-20,48] S5 E11 N5 W11 \$ PTR=[ORIG=0,0] E15 W15 \$											

LAND DESCRIPTION																								
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							