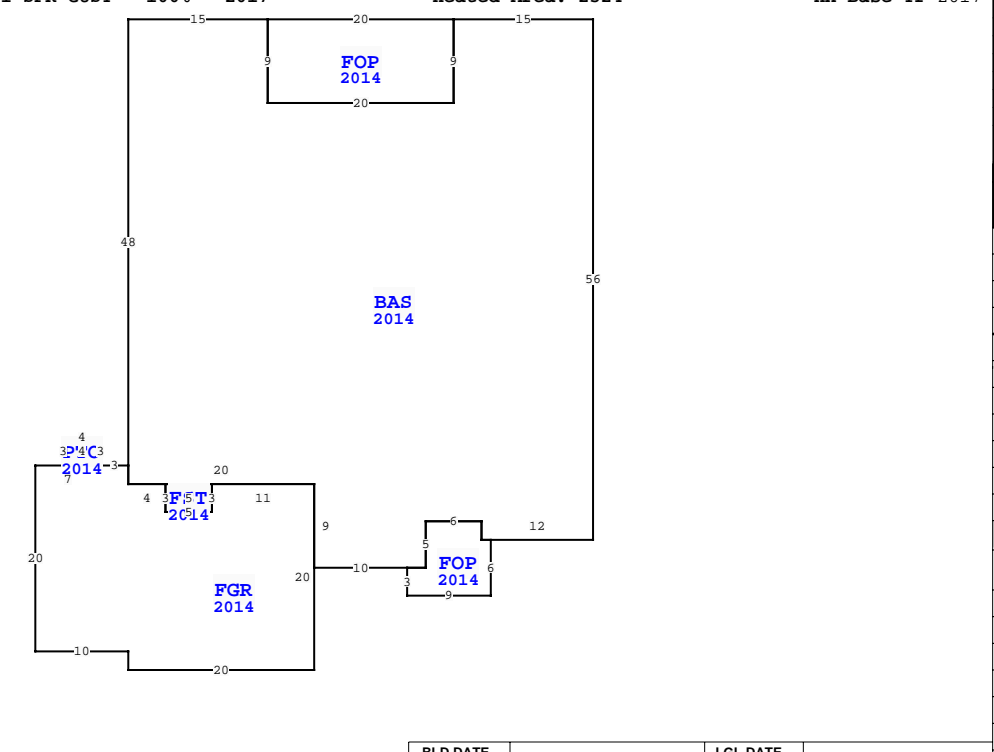


BUILDING CHARACTERISTICS	
ELEMENT	CD CONSTRUCTION
Exterior Wall	16 WD FR STUC 100
Roof Structur	08 IRREGULAR 100
Roof Cover	03 COMP SHNGL 100
Interior Wall	05 DRYWALL 100
Interior Floo	11 CLAY TILE 100
Air Condition	03 CENTRAL 100
Heating Type	04 AIR DUCTED 100
Bedrooms	4 100
Bathrooms	3 100
Frame	02 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	2,927	116.5600	202.58	592,952	2014	2014	0	0	0	95.00

NASSAU COUNTY PROPERTY		PAGE 1 of 1	2
VALUATION SUMMARY			
VALUATION BY		STANDARD	
Tax Group: 2		Tax Dist:	
BUILDING MARKET VALUE		563,304	
TOTAL MARKET OB/XF VALUE		69,413	
TOTAL LAND VALUE - MARKET		150,000	
TOTAL MARKET VALUE		782,717	
SOH/AGL Deduction		281,222	
ASSESSED VALUE		501,495	
TOTAL EXEMPTION VALUE		HX HB 50,722	
BASE TAXABLE VALUE		450,773	
TOTAL JUST VALUE		782,717	
NCON VALUE		0	
INCOME VALUE			
PREVIOUS YEAR MKT VALUE		759,133	



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	2,524	100	2014	2,524	485,746
FGR	585	55	2014	322	61,969
FOP	60	30	2014	18	3,464
FOP	180	30	2014	54	10,392
FST	15	55	2014	8	1,540
PTO	12	5	2014	1	193
TOTALS	3,376			2,927	563,304

PERMIT NUM	DESCRIPTION	AMT	ISSUED
20182514	SCRNENCL	11,469	07/19/2018
20181030	SWIM POOL	50,000	03/27/2018
20131568	NEW CONSTR	269,413	07/05/2013
20131572	ROOF	3,000	07/05/2013

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2673/1848	10/12/2023	WD	U	I	11	100
GRANTOR: HALLOWAY HELEN L						
GRANTEE: MENARD TRAE PAUL						
2673/1846	10/12/2023	WD	U	I	16	190,700
GRANTOR: MENARD TRAE PAUL						
GRANTEE: HALLOWAY HELEN L						

EXTRA FEATURES															646 KING GEORGE LN, FERNANDINA BEACH		
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	0	0	886.00	SF	10.00	10.00	100	2014	2014	3	94	8,328	
2	0855	CONC PAVER	0	100	0	0	108.00	SF	10.00	10.00	100	2014	2014	3	94	1,015	
3	0500	FP-PRE FAB	0	100	0	0	1.00	UT	3,500.00	3,500.00	100	2014	2014	3	96	3,360	
4	0911	SCRN RM A	0	100	0	0	1,140.00	SF	17.50	17.50	100	2018	2018	3	78	15,561	
5	0861	POOL GUNIT	0	100	0	0	384.00	SF	85.00	85.00	100	2018	2018	3	84	27,418	
6	0855	CONC PAVER	0	100	0	0	756.00	SF	10.00	10.00	100	2018	2018	3	97	7,333	
7	0871	POOL HTR R	0	100	0	0	1.00	UT	2,000.00	2,000.00	100	2018	2018	3	78	1,560	
8	0462	ST/AL FNC	0	100	0	0	576.00	SF	10.00	10.00	100	2018	2018	3	84	4,838	

BLD DATE		LGL DATE	
XF DATE	INC DATE	LAND DATE	AG DATE
		03/13/2024	MLU

BUILDING NOTES	
BUILDING DIMENSIONS	
BAS=[YR=2014] W15 FOP=[YR=2014] W20 S9 E20 N9\$ S9 W20 N9 W15 S48 FGR=[YR=2014] W3 PTO=[YR=2014] N3 W4 S3 E4\$ W7 S20 E10 S2 E20 N20 W11 FST=[YR=2014] W5 S3 E5 N3\$ S3 W5 N3 W4 N2\$ S2 E20 S9 E10 FOP=[YR=2014] S3 E9 N6 W1 N2 W6 S5 W2\$ E2 N5 E6 S2 E12 N56\$.	

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							