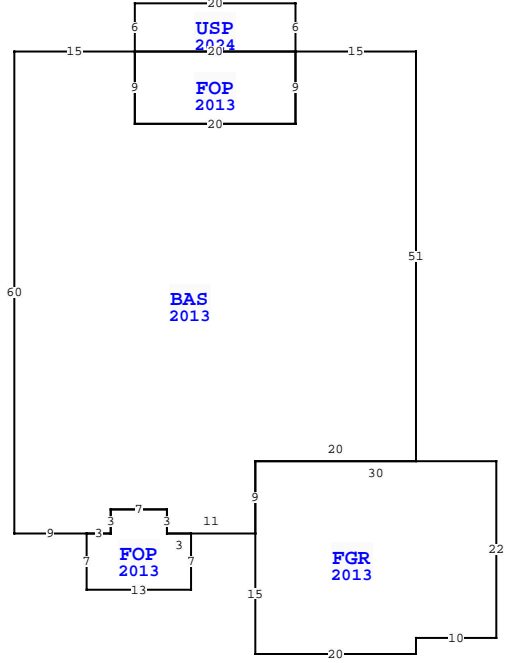


ELEMENT		CD	CONSTRUCTION
Exterior Wall	16	WD FR STUC	100
Roof Structur	08	IRREGULAR	100
Roof Cover	03	COMP SHNGL	100
Interior Wall	05	DRYWALL	100
Interior Floo	11	CLAY TILE	50
Interior Floo	14	CARPET	50
Air Condition	03	CENTRAL	100
Heating Type	04	AIR DUCTED	100
Bedrooms	4	100	
Bathrooms	3	100	
Frame	02	WOOD FRAME	100
Stories	0	0 100	
Units	0	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	2,619	100	2013
FGR	700	55	2013
FOP	112	30	2013
FOP	180	30	2013
USP	120	30	2024
TOTALS	3,731		

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%	- 2023								
				Heated Area: 2619			HX Base Yr 2023				



NASSAU COUNTY PROPERTY		PAGE 1 of 1	2
VALUATION SUMMARY			
VALUATION BY			STANDARD
Tax Group: 2	Tax Dist:		
BUILDING MARKET VALUE			555,366
TOTAL MARKET OB/XF VALUE			13,288
TOTAL LAND VALUE - MARKET			150,000
TOTAL MARKET VALUE			718,654
SOH/AGL Deduction			19,512
ASSESSED VALUE			699,142
TOTAL EXEMPTION VALUE	HX HB	50,722	
BASE TAXABLE VALUE			648,420
TOTAL JUST VALUE			718,654
NCON VALUE			0
INCOME VALUE			
PREVIOUS YEAR MKT VALUE			693,422

PERMIT NUM	DESCRIPTION	AMT	ISSUED
20222496	XFOB 6*21 SCR N RM	0	09/19/2022
20131554	NEW CONSTR	4,500	07/03/2013
20131389	NEW CONSTR	282,905	06/19/2013
20131391	ROOF	3,000	06/19/2013

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2551/1690	3/30/2022	WD Q	Q	I	01	728,000
GRANTOR: CANTU JOSEPH E JR & J						
GRANTEE: COTE JOHN C SR & AP						
1895/1994	12/20/2013	WD Q	Q	I	02	390,000
GRANTOR: SEDA CONSTRUCTION COM						
GRANTEE: CANTU JOSEPH E JR &						

EXTRA FEATURES															645 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		7.00	7.00	100	2013	2013	3	93	5,455	
2	0855	CONC PAVER	0	100	0	0		7.00	7.00	100	2013	2013	3	93	677	
3	0500	FP-PRE FAB	0	100	0	0		3,500.00	3,500.00	100	2013	2013	3	95	3,325	
4	0462	ST/AL FNC	0	100	0	0		10.00	10.00	100	2024	2023		98	784	
5	0463	FENCE GATE	0	100	0	0		300.00	300.00	100	2024	2023		99	297	
6	0855	CONC PAVER	0	100	0	0		10.00	10.00	100	2024	2023		100	2,750	

BUILDING NOTES			

BUILDING DIMENSIONS	
BAS=[YR=2013;ORIG=0,0] W15 S9 W20 N9 W15 S60 E9 E3 N3 E7 S3 E11 N9 E20 N51 \$	
FGR=[YR=2013;ORIG=-20,60] S15 E20 N2 E10 N22 W30 S9 \$	
FOP=[YR=2013;ORIG=-15,0] W20 S9 E20 N9 \$	
FOP=[YR=2013;ORIG=-41,60] S7 E13 N7 W3 N3 W7 S3 W3 \$	
USP=[YR=2024;ORIG=-35,-6] E20 S6 W20 N6 \$	

LAND DESCRIPTION															TOTAL OB/XF 13,288									
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							