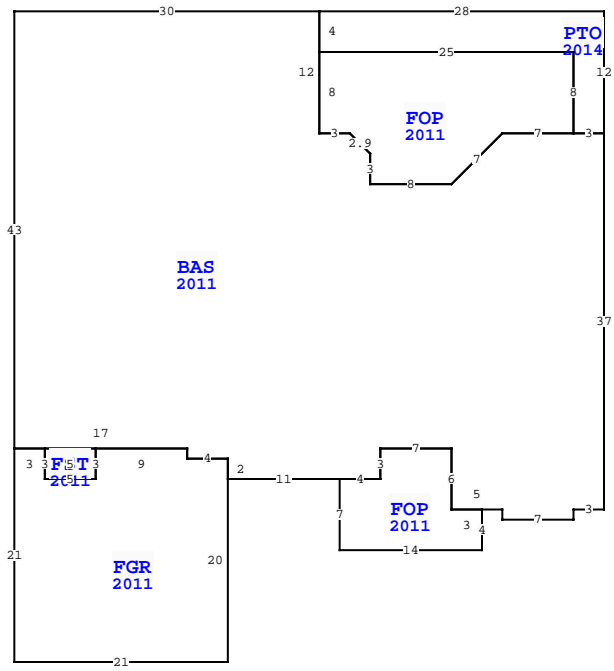


BUILDING CHARACTERISTICS		CONSTRUCTION	
ELEMENT	CD		
Exterior Wall	16	WD FR STUC	100
Roof Structur	03	GABLE/HIP	100
Roof Cover	03	COMP SHNGL	100
Interior Wall	05	DRYWALL	100
Interior Floor	11	CLAY TILE	80
Interior Floor	14	CARPET	20
Air Condition	03	CENTRAL	100
Heating Type	04	AIR DUCTED	100
Bedrooms	4	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	2,250	100	2011
FGR	422	55	2011
FOP	110	30	2011
FOP	255	30	2011
FST	15	55	2011
PTO	136	5	2014
TOTALS	3,188		

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%	- 2020								
					Heated Area: 2250						
						HX Base Yr 2020					



NASSAU COUNTY PROPERTY		PAGE 1 of 1	2
VALUATION SUMMARY			
VALUATION BY		STANDARD	
Tax Group: 2	Tax Dist:		
BUILDING MARKET VALUE		477,283	
TOTAL MARKET OB/XF VALUE		12,343	
TOTAL LAND VALUE - MARKET		150,000	
TOTAL MARKET VALUE		639,626	
SOH/AGL Deduction		234,018	
ASSESSED VALUE		405,608	
TOTAL EXEMPTION VALUE	HX HB	50,722	
BASE TAXABLE VALUE		354,886	
TOTAL JUST VALUE		639,626	
NCON VALUE		0	
INCOME VALUE			
PREVIOUS YEAR MKT VALUE		618,171	

PERMIT NUM	DESCRIPTION	AMT	ISSUED
20110175	OTHER	2,000	02/07/2011
20101526	H/AC	5,830	09/09/2010
20101376	NEW CONSTR	2,000	08/18/2010
20101361	NEW CONSTR	6,120	08/16/2010
20100153	NEW CONSTR	221,195	01/29/2010
20100154	REPAIR/RRF	3,000	01/29/2010

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2007/0288	9/29/2015	WD	U	I	11	100
GRANTOR: BILLI JOHN R						
GRANTEE: SEPTEMBER 2015 TRUS						
1913/0151	4/17/2014	WD	Q	I	01	325,000
GRANTOR: MCINTOSH KENNETH B &						
GRANTEE: BILLI JOHN R						

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	0	0			532.00	100	2011	2011	3	91	4,841	
2	0855	CONC PAVER	0	100	0	0			105.00	100	2011	2011	3	91	956	
3	0500	FP-PRE FAB	0	100	0	0			1.00	100	2011	2011	3	94	3,290	
4	0911	SCRN RM A	0	100	0	0			164.00	100	2014	2014	3	60	1,722	
5	0462	ST/AL FNC	0	100	0	0			216.00	100	2014	2014	3	71	1,534	

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

BUILDING NOTES	
626 FERDINAND CT, FERNANDINA BEACH	

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							