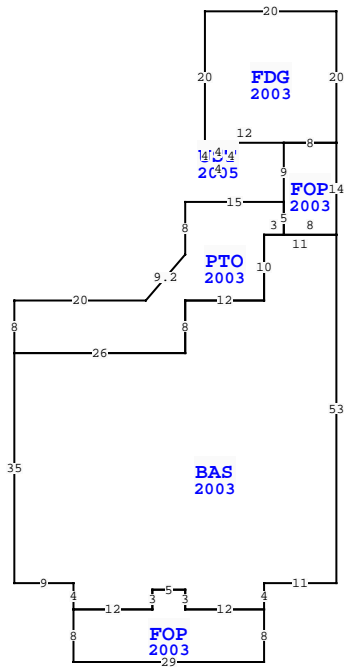


BUILDING CHARACTERISTICS		CONSTRUCTION	
ELEMENT	CD		
Exterior Wall	10	ABOVE AVG	100
Roof Structur	08	IRREGULAR	100
Roof Cover	03	COMP SHNGL	100
Interior Wall	05	DRYWALL	100
Interior Floor	15	HARDTILE	70
Interior Floor	14	CARPET	30
Air Condition	03	CENTRAL	100
Heating Type	04	AIR DUCTED	100
Bedrooms		3	100
Bathrooms		2.5	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		1031.00	
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR
BAS	2,110	100	2003
FDG	400	60	2003
FOP	112	30	2003
FOP	247	30	2003
PTO	424	5	2003
UST	16	45	2005
TOTALS	3,309		

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%	- 2022								
Heated Area: 2110						HX Base Yr 2022					



NASSAU COUNTY PROPERTY		PAGE 1 of 2	2
VALUATION SUMMARY			
VALUATION BY		STANDARD	
Tax Group: 2	Tax Dist:		
BUILDING MARKET VALUE		517,622	
TOTAL MARKET OB/XF VALUE		22,490	
TOTAL LAND VALUE - MARKET		300,000	
TOTAL MARKET VALUE		840,112	
SOH/AGL Deduction		210,541	
ASSESSED VALUE		629,571	
TOTAL EXEMPTION VALUE	HX HB	50,722	
BASE TAXABLE VALUE		578,849	
TOTAL JUST VALUE		840,112	
NCON VALUE		0	
INCOME VALUE			
PREVIOUS YEAR MKT VALUE		758,290	

PERMIT NUM	DESCRIPTION	AMT	ISSUED
20051628	ELEC OTHER	1,000	04/19/2005
20051604	SWIM POOL	38,000	04/18/2005
20051535	DEMOLITION	1,000	04/08/2005
021183	NEW CONSTR	160,400	07/11/2002

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2479/0541	7/14/2021	WD Q	Q	I	01	760,000
GRANTOR: HITSON MARK M & MAYRA						
GRANTEE: BUNN JAMES D & TRAC						
1906/1277	3/10/2014	WD Q	Q	I	02	427,500
GRANTOR: HASKETT DONALD W & PA						
GRANTEE: HITSON MARK M & MAY						

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
1	0500	FP-PRE FAB	0	100	0	1.00	UT	3,500.00	3,500.00	100	2003	2003	3	86
2	0877	JACUZZI	0	100	0	1.00	UT	1,000.00	1,000.00	100	2003	2003	3	20
3	0819	CONC 12"	0	100	2	12.00	SF	9.50	9.50	100	2003	2003	3	82
4	0810	CONCRETE A	0	100	13	39.00	SF	6.50	6.50	100	2003	2003	3	82
5	0810	CONCRETE A	0	100	10	160.00	SF	6.50	6.50	100	2003	2003	3	82
6	0470	VNYL GATE	0	100	0	2.00	UT	300.00	300.00	100	2003	2003	3	58
7	0476	VF 6 SBPL	0	100	0	81.00	LF	32.00	32.00	100	2003	2003	3	58
8	0469	VF LATTIC	0	100	0	14.00	SF	5.50	5.50	100	2004	2004	3	61
9	0861	POOL GUNIT	0	100	26	390.00	SF	85.00	85.00	100	2005	2005	3	36
10	0845	KOOL DECK	0	100	0	500.00	SF	7.25	7.25	100	2005	2005	3	84

BLD DATE		LGL DATE	
XF DATE		LAND DATE	05/08/2025
INC DATE		AG DATE	MLU

BUILDING NOTES	
1654 FIELD ST, FERNANDINA BEACH	

BUILDING DIMENSIONS	
FDG=[YR=2003] W20 S20 UST 2005= S4 E4 N4 W4\$ E12	
FOP=[YR=2003] S9 PTO=[YR=2003] W15 S8 L6 D7 W20 S8	
BAS=[YR=2003] S35 E9 S4 FOP=[YR=2003] S8 E29 N8 W12 N3 W5 S3	
W12\$ E12 N3 E5 S3 E12 N4 E11 N53 W11 S10 W12 S8 W26\$ E26 N8	
E12 N10 E3 N5\$ S5 E8 N14 W8\$ E8 N20\$.	

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		R-2	0.00	0.00	60.00	FF		1.00	1.00	1.00	5,000.00	5,000.00	300,000							

