

S46 1/2 FT OF N150 FT  
OF LOT 67 OR 692/1683  
EX OR 89/627

SUTTON GLENN A REVOCABLE TRUST/GLENN & ANN SUTTON  
4089 ALESBURY DRIVE  
JACKSONVILLE, FL 32224

2025

00-00-31-114A-0067-0030



| BUILDING CHARACTERISTICS |    |                |
|--------------------------|----|----------------|
| ELEMENT                  | CD | CONSTRUCTION   |
| Exterior Wall            | 05 | AVERAGE 80     |
| Exterior Wall            | 19 | COMMON BRK 20  |
| Roof Structur            | 03 | GABLE/HIP 100  |
| Roof Cover               | 03 | COMP SHNGL 100 |
| Interior Wall            | 04 | PLYWOOD 100    |
| Interior Floo            | 14 | CARPET 100     |
| Air Condition            | 03 | CENTRAL 100    |
| Heating Type             | 04 | AIR DUCTED 100 |
| Bedrooms                 |    | 3 100          |
| Bathrooms                |    | 2 100          |
| Frame                    | 02 | WOOD FRAME 100 |
| Stories                  |    | 2. 100         |
| Units                    |    | 0 100          |
| BUD8 Adjustme            | 02 | DIST FB 100    |
| Occupancy                | 00 | NONE 100       |

|          |      |                  |
|----------|------|------------------|
| Quality  | 03   | Quality Level 03 |
| DOR CODE | 0100 | SINGLE FAMILY    |

|         |  |          |    |
|---------|--|----------|----|
| MAP NUM |  | MKT AREA | 01 |
|---------|--|----------|----|

|                  |         |
|------------------|---------|
| NEIGHBORHOOD/LOC | 1052.00 |
|------------------|---------|

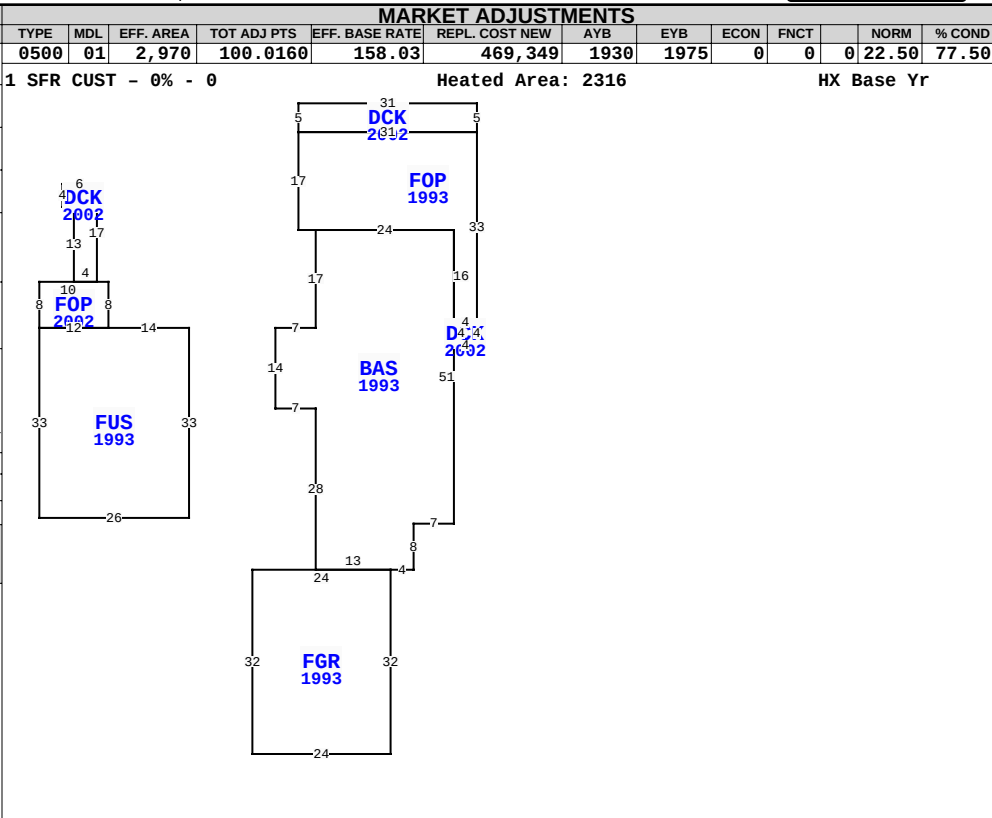
| AREA TYPE | TOTAL GROSS AREA | PCT OF BASE | YEAR | TOT ADJ AREA | SUBAREA MARKET VALUE |
|-----------|------------------|-------------|------|--------------|----------------------|
| BAS       | 1,458            | 100         | 1993 | 1,458        | 178,566              |
| DCK       | 16               | 10          | 2002 | 2            | 245                  |
| DCK       | 76               | 10          | 2002 | 8            | 980                  |
| DCK       | 155              | 10          | 2002 | 16           | 1,959                |
| FGR       | 768              | 55          | 1993 | 422          | 51,684               |
| FOP       | 591              | 30          | 1993 | 177          | 21,678               |
| FOP       | 96               | 30          | 2002 | 29           | 3,552                |
| FUS       | 858              | 100         | 1993 | 858          | 105,082              |

|        |       |  |  |       |         |
|--------|-------|--|--|-------|---------|
| TOTALS | 4,018 |  |  | 2,970 | 363,745 |
|--------|-------|--|--|-------|---------|

| EXTRA FEATURES |            |             |     |     |   |   |          |    |          |
|----------------|------------|-------------|-----|-----|---|---|----------|----|----------|
| L N            | OB/XF CODE | DESCRIPTION | BLD | CAP | L | W | UNITS    | UT | Adj R    |
| 1              | 0825       | BRICK       | 0   | 0   | 0 | 0 | 1,023.00 | SF | 12.50    |
| 2              | 0812       | CONCRETE C  | 0   | 0   | 0 | 0 | 1,222.00 | SF | 4.00     |
| 3              | 0500       | FP-PRE FAB  | 0   | 0   | 0 | 0 | 1.00     | UT | 3,500.00 |
| 4              | 0415       | BEACHWALK   | 0   | 0   | 0 | 0 | 474.00   | SF | 5.75     |
| 5              | 1242       | WD DECK A   | 0   | 0   | 0 | 0 | 94.00    | SF | 10.00    |
| 6              | 1127       | BRICK 8"    | 0   | 0   | 0 | 0 | 196.00   | SF | 11.00    |

| LAND DESCRIPTION |          |     |                      |     |     |          |       |        |             |
|------------------|----------|-----|----------------------|-----|-----|----------|-------|--------|-------------|
| L N              | USE CODE | CLS | LAND USE DESCRIPTION | CAP | R D | LOC ZONE | FRONT | DEPTH  | TOT LND UTS |
| 1                | 000120   | C   | RES OCEAN            | 0   |     | R-2      | 47.00 | 290.00 | 46.50       |

|             |            |    |     |
|-------------|------------|----|-----|
| REVIEW DATE | 05/12/2019 | BY | KBA |
|-------------|------------|----|-----|



|                                       |          |           |            |     |
|---------------------------------------|----------|-----------|------------|-----|
| 2820 S FLETCHER AVE, FERNANDINA BEACH | BLD DATE | LGL DATE  | 05/07/2025 | MLU |
|                                       | XF DATE  | LAND DATE |            |     |
|                                       | INC DATE | AG DATE   |            |     |

| 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   | 0825       | BRICK       | 0   | 0   | 0 | 0 | 1,023.00 | SF | 12.50    | 12.50          | 100       | 1950    | 1950        | 3 | 20     | 2,558           |       |
| 2   | 0812       | CONCRETE C  | 0   | 0   | 0 | 0 | 1,222.00 | SF | 4.00     | 4.00           | 100       | 1960    | 1960        | 3 | 20     | 978             |       |
| 3   | 0500       | FP-PRE FAB  | 0   | 0   | 0 | 0 | 1.00     | UT | 3,500.00 | 3,500.00       | 100       | 1960    | 1960        | 3 | 21     | 735             |       |
| 4   | 0415       | BEACHWALK   | 0   | 0   | 0 | 0 | 474.00   | SF | 5.75     | 5.75           | 100       | 1973    | 1973        | 3 | 20     | 545             |       |
| 5   | 1242       | WD DECK A   | 0   | 0   | 0 | 0 | 94.00    | SF | 10.00    | 10.00          | 100       | 1973    | 1973        | 3 | 20     | 188             |       |
| 6   | 1127       | BRICK 8"    | 0   | 0   | 0 | 0 | 196.00   | SF | 11.00    | 11.00          | 100       | 1970    | 1970        | 3 | 54     | 1,164           |       |

| TOTAL OB/XF |       |        |             |           |     |          |        |         |            |                |            | 6,168 |  |
|-------------|-------|--------|-------------|-----------|-----|----------|--------|---------|------------|----------------|------------|-------|--|
| LOC ZONE    | FRONT | DEPTH  | TOT LND UTS | UNIT TYPE | D T | DPH FACT | % COND | TOT ADJ | UNIT PRICE | ADJ UNIT PRICE | LAND VALUE |       |  |
| R-2         | 47.00 | 290.00 | 46.50       | FF        |     | 1.00     | 1.00   | 1.00    | 19,000.00  | 19,000.00      | 883,500.00 |       |  |
|             |       |        |             |           |     |          |        |         |            |                |            |       |  |
|             |       |        |             |           |     |          |        |         |            |                |            |       |  |
|             |       |        |             |           |     |          |        |         |            |                |            |       |  |
|             |       |        |             |           |     |          |        |         |            |                |            |       |  |
|             |       |        |             |           |     |          |        |         |            |                |            |       |  |
|             |       |        |             |           |     |          |        |         |            |                |            |       |  |

|                   |                           |           |                 |                 |
|-------------------|---------------------------|-----------|-----------------|-----------------|
| Total Acres: 0.00 | Total Land Value: 883,500 | Market: 0 | Agricultural: 0 | Common: 883,500 |
|-------------------|---------------------------|-----------|-----------------|-----------------|

| NASSAU COUNTY PROPERTY    |  |              |  | PAGE 1 of 1 | 2         |
|---------------------------|--|--------------|--|-------------|-----------|
| VALUATION SUMMARY         |  |              |  | STANDARD    |           |
| VALUATION BY              |  | Tax Group: 2 |  |             | Tax Dist: |
| BUILDING MARKET VALUE     |  | 363,745      |  |             |           |
| TOTAL MARKET OB/XF VALUE  |  | 6,168        |  |             |           |
| TOTAL LAND VALUE - MARKET |  | 883,500      |  |             |           |
| TOTAL MARKET VALUE        |  | 1,253,413    |  |             |           |
| SOH/AGL Deduction         |  | 262,507      |  |             |           |
| ASSESSED VALUE            |  | 990,906      |  |             |           |
| TOTAL EXEMPTION VALUE     |  | 0            |  |             |           |
| BASE TAXABLE VALUE        |  | 990,906      |  |             |           |
| TOTAL JUST VALUE          |  | 1,253,413    |  |             |           |
| NCON VALUE                |  | 0            |  |             |           |
| INCOME VALUE              |  |              |  |             |           |
| PREVIOUS YEAR MKT VALUE   |  | 1,120,141    |  |             |           |

| PERMIT NUM | DESCRIPTION | AMT   | ISSUED     |
|------------|-------------|-------|------------|
| 20041821   | REPAIR/RRF  | 4,000 | 10/08/2004 |
| B991760    | REPAIR/RRF  | 2,000 | 12/09/1999 |

| SALES DATA                   |            |           |       |       |        |            |  |
|------------------------------|------------|-----------|-------|-------|--------|------------|--|
| OFF RECORD Number            | DATE       | TYPE INST | Q / U | V / I | RSN CD | SALE PRICE |  |
| 0692/1683                    | 11/24/1993 | QC        | Q     | I     | 01     | 100        |  |
| GRANTOR: SUTTON GLENN & ANN  |            |           |       |       |        |            |  |
| GRANTEE: SUTTON GLENN A REVO |            |           |       |       |        |            |  |
| 0354/0767                    | 3/01/1982  | PR        | U     | I     |        | 35,000     |  |
| GRANTOR:                     |            |           |       |       |        |            |  |
| GRANTEE:                     |            |           |       |       |        |            |  |

| BUILDING NOTES |  |  |  |  |  |  |  |  |  |
|----------------|--|--|--|--|--|--|--|--|--|
|----------------|--|--|--|--|--|--|--|--|--|

| BUILDING DIMENSIONS                                                                                                                                                                                                                                                                                                           |  |  |  |  |  |  |  |  |  |
|-------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|--|--|--|--|--|--|--|--|--|
| FUS=[YR=1993] W14 FOP=[YR=2002] N8 W2 DCK=[YR=2002] N17 W6 S4 E2 S13 E4 \$ W10 S8 E12 \$ W12 S33 E26 N33 \$ PTR= E15 BAS=[YR=1993] E7 N17 FOP=[YR=1993] W3 N17 DCK=[YR=2002] N5 E31 S5 W31 \$ E31 S33 DCK=[YR=2002] S4 W4 N4 E4 \$ W4 N16 W24 \$ E24 S51 W7 S8 W4 FGR=[YR=1993] S32 W24 N32 E24 \$ W13 N28 W7 N14 \$ W15 \$ . |  |  |  |  |  |  |  |  |  |