

BUILDING CHARACTERISTICS										MARKET ADJUSTMENTS									
ELEMENT	CD	CONSTRUCTION	TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND					
Floor		2 100	1425300		791				1983	1983	100	100	0						
Recreation	CLUBHOUSE	CLUBHOUSE 100	1 CONDO - 0% - 0																
Recreation	POOL	POOL 100	HX Base Yr																
Recreation	TENNIS CT	TENNIS CT 100																	
Location	EXTERIOR	EXTERIOR 100																	
View Lump	TYPICAL	TYPICAL 100																	
Desirability	2ND FLOOR	2ND FLOOR 100																	
Balcony	FSP	FSP 100																	
Parking	OPEN	OPEN 100																	
Bedrooms		2 100																	
Bathrooms		2 100																	
Oth Rooms		2 100																	
User Defined	REMODEL	REMODEL 100																	
Quality 03 Quality Level 03																			
DOR CODE 0400 CONDOMINIUM																			
MAP NUM MKT AREA 01																			
NEIGHBORHOOD/LOC 1087.00																			
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE														
TOTALS	791			791															

NASSAU COUNTY PROPERTY		PAGE 1 of 1	2
VALUATION SUMMARY			
VALUATION BY	STANDARD		
Tax Group: 2	Tax Dist:		
BUILDING MARKET VALUE	293,550		
TOTAL MARKET OB/XF VALUE	0		
TOTAL LAND VALUE - MARKET	0		
TOTAL MARKET VALUE	293,550		
SOH/AGL Deduction	22,501		
ASSESSED VALUE	271,049		
TOTAL EXEMPTION VALUE	0		
BASE TAXABLE VALUE	271,049		
TOTAL JUST VALUE	293,550		
NCON VALUE	0		
INCOME VALUE			
PREVIOUS YEAR MKT VALUE	309,000		

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA							
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE	
2235/0653	10/18/2018	WD U	I	I	11	100	
GRANTOR: OVERSTREET CHARLES N							
GRANTEE: CS2G LLC							
2220/0730	8/30/2018	WD Q	I	I	01	170,000	
GRANTOR: BONNELL FORSTNER LIVI							
GRANTEE: OVERSTREET CHARLES							

BUILDING NOTES

BUILDING DIMENSIONS

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
2328 SADLER RD 9-C, FERNANDINA BEACH																								
TOTALS																								