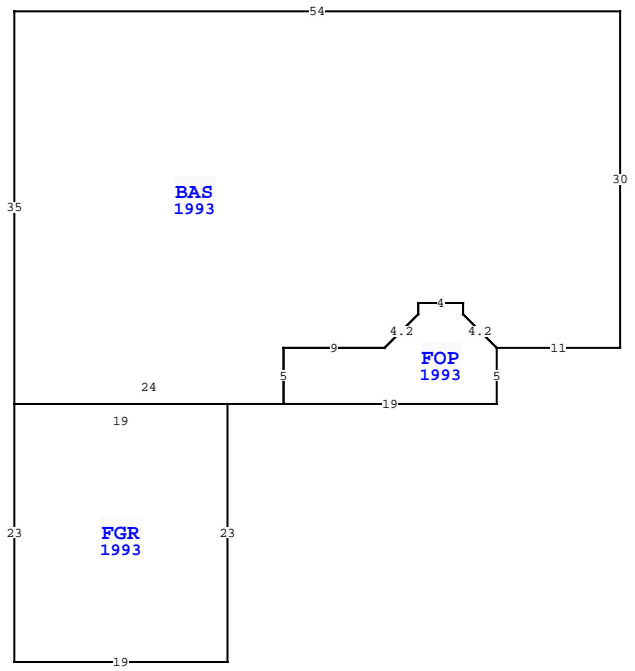


BUILDING CHARACTERISTICS		CONSTRUCTION	
ELEMENT	CD		
Exterior Wall	05	AVERAGE 100	
Roof Structur	03	GABLE/HIP 100	
Roof Cover	03	COMP SHNGL 100	
Interior Wall	05	DRYWALL 100	
Interior Floo	14	CARPET 100	
Air Condition	03	CENTRAL 100	
Heating Type	04	AIR DUCTED 100	
Bedrooms		3 100	
Bathrooms		2 100	
Frame	02	WOOD FRAME 100	
Stories	1.	1. 100	
Units		0 100	
BUD8 Adjustme	02	DIST FB 100	
Occupancy	00	NONE 100	
Quality	06	Quality Level 06	
DOR CODE	0100	SINGLE FAMILY	
MAP NUM		MKT AREA	01
NEIGHBORHOOD/LOC	1046.00		
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR
BAS	1,715	100	1993
FGR	437	55	1993
FOP	120	30	1993
TOTALS	2,272		

MARKET ADJUSTMENTS												
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND	
0900	01	1,991	121.9000	160.91	320,372	1988	1995		0	0	14.25	85.75
1 SNGL FAM - 100% - 2018 Heated Area: 1715 HX Base Yr 2018												



NASSAU COUNTY PROPERTY		PAGE 1 of 1	2
VALUATION SUMMARY			
VALUATION BY			STANDARD
Tax Group: 2	Tax Dist:		
BUILDING MARKET VALUE			274,719
TOTAL MARKET OB/XF VALUE			6,522
TOTAL LAND VALUE - MARKET			180,000
TOTAL MARKET VALUE			461,241
SOH/AGL Deduction			210,196
ASSESSED VALUE			251,045
TOTAL EXEMPTION VALUE	HX HB WX		55,722
BASE TAXABLE VALUE			195,323
TOTAL JUST VALUE			461,241
NCON VALUE			0
INCOME VALUE			
PREVIOUS YEAR MKT VALUE			432,088

PERMIT NUM	DESCRIPTION	AMT	ISSUED
20120457	WINDOW	17,696	03/20/2012
20111687	REPAIR/RRF	2,200	09/23/2011
20042205	REPAIR/RRF	4,000	11/23/2004
4743	NEW CONSTR	45,000	03/10/1988

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2159/0717	11/21/2017	WD	Q	I	02	260,000
GRANTOR: BEATY JENNIFER						
GRANTEE: ADAMS DOROTHY C						
0703/0561	4/27/1994	WD	Q	I		96,300
GRANTOR: O'BRIEN JAMES & TINA						
GRANTEE: BEATY CARL & JENNIF						

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	0812	CONCRETE C	0	100	0	0	1,340.00	SF	4.00	4.00	100	1988	1988	3	52	2,787		
2	0810	CONCRETE A	0	100	0	0	183.00	SF	6.50	6.50	100	1988	1988	3	52	619		
3	0500	FP-PRE FAB	0	100	0	0	1.00	UT	3,500.00	3,500.00	100	1988	1988	3	62	2,170		
4	0810	CONCRETE A	0	100	28	10	280.00	SF	6.50	6.50	100	1988	1988	3	52	946		
TOTALS													2,272			1,991	274,719	

2301 SUSSEX LN, FERNANDINA BEACH

BLD DATE		LGL DATE	
XF DATE	INC DATE	LAND DATE	AG DATE
		05/01/2025	MLU

BUILDING NOTES	
BUILDING DIMENSIONS	
BAS=[YR=1993] W54 S35 FGR=[YR=1993] S23 E19 N23 W19\$ E24 FOP=[YR=1993] E19 N5 U3 L3 N1 W4 S1 D3 L3 W9 S5\$ N5 E9 U3 R3 N1 E4 S1 D3 R3 E11 N30\$.	

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-1	0.00	0.00	1.00	LT		1.00	1.00	1.00	180,000.00	180,000.00	180,000								