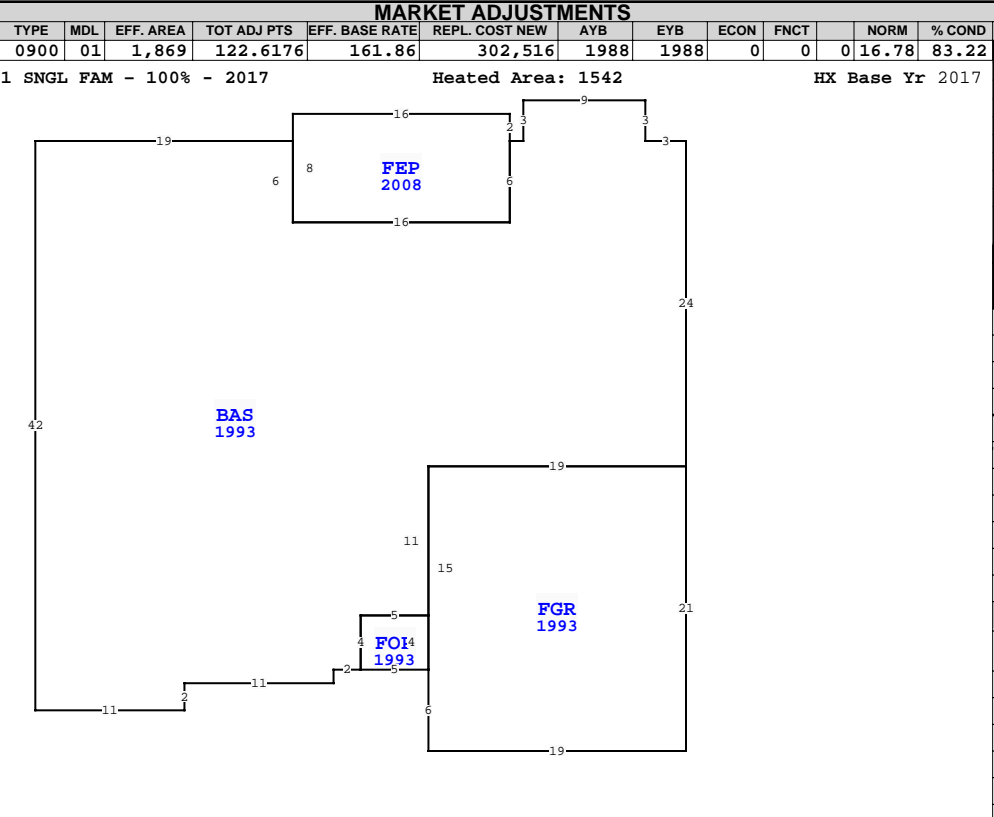


BUILDING CHARACTERISTICS	
ELEMENT	CD
Exterior Wall	05 AVERAGE 70
Exterior Wall	12 CEDAR 30
Roof Structure	03 GABLE/HIP 100
Roof Cover	03 COMP SHNGL 100
Interior Wall	05 DRYWALL 100
Interior Floor	14 CARPET 100
Air Condition	03 CENTRAL 100
Heating Type	04 AIR DUCTED 100
Bedrooms	3 100
Bathrooms	2 100
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	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,542	100	1993	1,542	207,707
FEP	128	80	2008	102	13,740
FGR	399	55	1993	219	29,499
FOP	20	30	1993	6	808
TOTALS	2,089			1,869	251,754

NASSAU COUNTY PROPERTY		PAGE 1 of 1	2
VALUATION SUMMARY			
VALUATION BY			STANDARD
Tax Group: 2	Tax Dist:		
BUILDING MARKET VALUE			251,754
TOTAL MARKET OB/XF VALUE			5,501
TOTAL LAND VALUE - MARKET			180,000
TOTAL MARKET VALUE			437,255
SOH/AGL Deduction			214,106
ASSESSED VALUE			223,149
TOTAL EXEMPTION VALUE	HX HB	50,722	
BASE TAXABLE VALUE			172,427
TOTAL JUST VALUE			437,255
NCON VALUE			0
INCOME VALUE			
PREVIOUS YEAR MKT VALUE			409,683

PERMIT NUM	DESCRIPTION	AMT	ISSUED
20090424	REPAIR/RRF	7,300	04/08/2009
4924	NEW CONSTR	52,255	07/07/1988

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2063/0710	7/27/2016	WD Q	Q	I	01	225,000
GRANTOR: BURNAY JENNIFER L						
GRANTEE: CLARK BRANDT DANIEL						
2063/0708	7/27/2016	QC U	U	I	11	100
GRANTOR: KEELING ROBERT D &						
GRANTEE: BURNAY JENNIFER L F						

EXTRA FEATURES		2311 SUSSEX LN, FERNANDINA BEACH												BLD DATE	LGL DATE	MLU	
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	0811	CONCRETE B	0	100	39	16	624.00	SF	5.20	5.20	100	1988	1988	3	52	1,687	
2	0810	CONCRETE A	0	100	13	3	39.00	SF	6.50	6.50	100	1988	1988	3	52	132	
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	1242	WD DECK A	0	100	12	18	216.00	SF	10.00	10.00	100	2016	2016	3	70	1,512	
TOTAL OB/XF 5,501																	

BUILDING NOTES									

BUILDING DIMENSIONS									
BAS=[YR=1993] W3 N3 W9 S3 W1 FEP=[YR=2008] N2 W16 S8 E16 N6\$ S6 W16 N6 W19 S42 E11 N2 E11 N1 E2 FOP=[YR=1993] E5 FGR=[YR=1993] S6 E19 N21 W19 S15\$ N4 W5 S4\$ N4 E5 N11 E19 N24\$.									

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							