

BUILDING CHARACTERISTICS	
ELEMENT	CD CONSTRUCTION
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
BAS	1,760
FGR	380
FOP	4
USP	162
TOTALS	2,306

MARKET ADJUSTMENTS													
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND		
0900	01	2,019	121.4906	160.37	323,787	1988	1995	0	0	14.33	85.67		
1 SNGL FAM - 100% - 2016 Heated Area: 1760 HX Base Yr 2016													

2321 SUSSEX LN, FERNANDINA BEACH

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	0810	CONCRETE A	0 100	27	3	81.00	SF	6.50	6.50	100	1988	1988	3	52	274	
2	0811	CONCRETE B	0 100	39	16	624.00	SF	5.20	5.20	100	1988	1988	3	52	1,687	
3	0810	CONCRETE A	0 100	9	9	81.00	SF	6.50	6.50	100	1988	1988	3	52	274	
4	0940	SHEDS/PORT	0 100	8	10	80.00	SF	18.00	18.00	100	1990	1990	3	20	288	
<b>TOTAL OB/XF 2,523</b>																

LAND DESCRIPTION		TOTAL OB/XF 2,523																						
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							

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

NASSAU COUNTY PROPERTY			
VALUATION SUMMARY			PAGE 1 of 1
VALUATION BY		STANDARD	
Tax Group: 2		Tax Dist:	
BUILDING MARKET VALUE		277,388	
TOTAL MARKET OB/XF VALUE		2,523	
TOTAL LAND VALUE - MARKET		180,000	
TOTAL MARKET VALUE		459,911	
SOH/AGL Deduction		226,621	
ASSESSED VALUE		233,290	
TOTAL EXEMPTION VALUE		50,722	
BASE TAXABLE VALUE		182,568	
TOTAL JUST VALUE		459,911	
NCON VALUE		0	
INCOME VALUE			
PREVIOUS YEAR MKT VALUE		430,349	

PERMIT NUM	DESCRIPTION	AMT	ISSUED
20041905	REPAIR/RRF	4,000	10/18/2004
4910	NEW CONSTR	60,270	06/23/1988

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
9999/9999	8/21/2015	CN U	I	I	11	100
GRANTOR: BUTTINELLI						
GRANTEE: BUTTINELLI						
9999/9999	7/14/2015	CN Q	I	I	02	216,000
GRANTOR: PORTER JOHN CALHOUN I						
GRANTEE: BUTTINELLI						

BUILDING NOTES	

BUILDING DIMENSIONS	
BAS=[YR=1993] W20 USP=[YR=1993] N9 W18 S9 E18\$ W34S40 E15	
FOP=[YR=1993] E2 N2 W2 S2\$ N2 E6 D2 R2 E8 U2 R2 E2	
FGR=[YR=1993] S2 E19 N20 W19 S18\$ N18 E19 N20\$.	