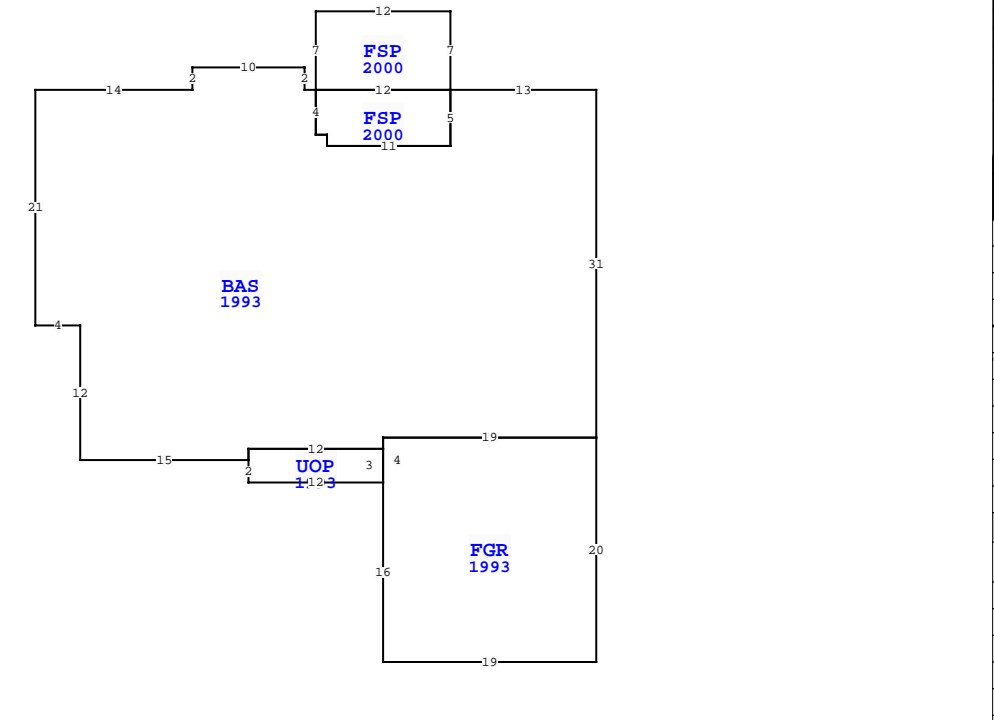


BUILDING CHARACTERISTICS	
ELEMENT	CD
Exterior Wall	05 AVERAGE 70
Exterior Wall	12 CEDAR 30
Roof Structure	03 GABLE/HIP 100
Roof Cover	03 COMP SHNGL 100
Interior Wall	05 DRYWALL 100
Interior Floor	14 CARPET 80
Interior Floor	08 SHT VINYL 20
Air Condition	03 CENTRAL 100
Heating Type	04 AIR DUCTED 100
Bedrooms	3 100
Bathrooms	2 100
Frame	02 WOOD FRAME 100
Stories	1. 1. 100
Units	0 100
Occupancy	00 NONE 100

MARKET ADJUSTMENTS											
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
0900	01	1,787	125.1200	165.16	295,141	1990	1995	0	0	14.33	85.67



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	1,513	100	1993	1,513	214,078
FGR	380	55	1993	209	29,572
FSP	59	40	2000	24	3,396
FSP	84	40	2000	34	4,810
UOP	36	20	1993	7	990
TOTALS	2,072			1,787	252,847

NASSAU COUNTY PROPERTY		PAGE 1 of 1	2
VALUATION SUMMARY			
VALUATION BY		STANDARD	
Tax Group: 2	Tax Dist:		
BUILDING MARKET VALUE		252,847	
TOTAL MARKET OB/XF VALUE		5,129	
TOTAL LAND VALUE - MARKET		180,000	
TOTAL MARKET VALUE		437,976	
SOH/AGL Deduction		272,868	
ASSESSED VALUE		165,108	
TOTAL EXEMPTION VALUE	HX HB	50,722	
BASE TAXABLE VALUE		114,386	
TOTAL JUST VALUE		437,976	
NCON VALUE		0	
INCOME VALUE			
PREVIOUS YEAR MKT VALUE		410,676	

PERMIT NUM	DESCRIPTION	AMT	ISSUED
20210708	REPAIR/RRF	0	09/01/2021
20060914	REPAIR/RRF	4,600	04/28/2006
B002756	ADDITION	1,895	04/19/2000
5672	NEW CONSTR	68,215	11/02/1989

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
0864/1309	1/28/1999	WD Q	Q	I		113,000
GRANTOR: DIAMOND RICHARD R & M						
GRANTEE: KARPEL DAWN R & VIC						
0825/0926	3/09/1998	WD Q	Q	I		112,500
GRANTOR: STOMBOCK DOUGLAS & LA						
GRANTEE: DIAMOND RICHARD R &						

EXTRA FEATURES	
L	OB/XF CODE
1	0500
2	0811
3	1242
4	1242

2401 SUSSEX LN, FERNANDINA BEACH	BLD DATE	LGL DATE	05/01/2025	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	0500	FP-PRE FAB	0	100	0	1.00	UT	3,500.00	3,500.00	100	1990	1990	3	66	2,310	
2	0811	CONCRETE B	0	100	0	722.00	SF	5.20	5.20	100	1990	1990	3	57	2,140	
3	1242	WD DECK A	0	100	0	226.00	SF	10.00	10.00	100	1999	1999	3	20	452	
4	1242	WD DECK A	0	100	0	103.00	SF	10.00	10.00	100	2005	2005	3	22	227	

BUILDING NOTES	

BUILDING DIMENSIONS	
BAS=[YR=1993] W13 FSP=[YR=2000] N7 W12 S7 FSP=[YR=2000] S4 E1 S1 E11 N5 W12 \$ E12 \$ S5 W11 N1 W1 N4 W1 N2 W10 S2 W14 S21 E4 S12 E15 UOP=[YR=1993] S2 E12 FGR=[YR=1993] S16 E19 N20 W19 S4 \$ N3 W12 S1 \$ N1 E12 N1 E19 N31 \$.	

LAND DESCRIPTION		TOTAL OB/XF														5,129								
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							