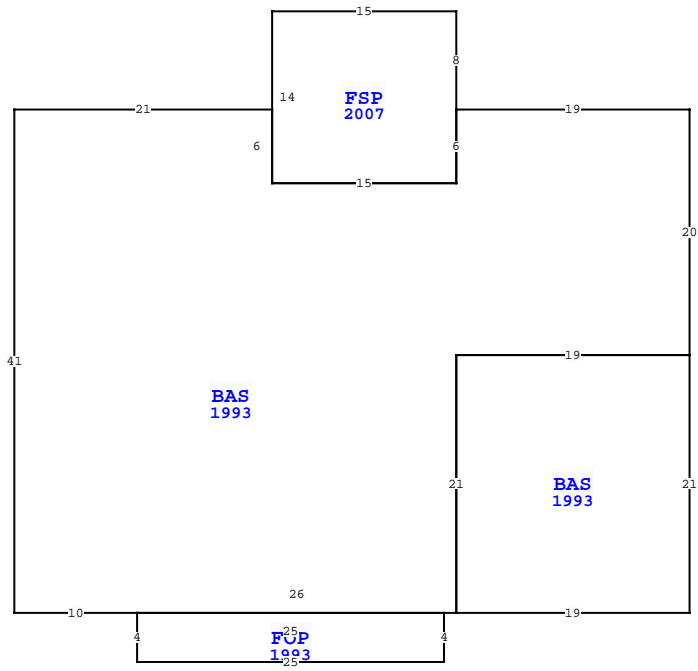


BUILDING CHARACTERISTICS	
ELEMENT	CD
Exterior Wall	05 AVERAGE 70
Exterior Wall	12 CEDAR 30
Roof Structure	03 GABLE/HIP 100
Roof Cover	03 COMP SHNGL 100
Interior Wall	05 DRYWALL 100
Interior Floor	11 CLAY TILE 100
Air Condition	03 CENTRAL 100
Heating Type	04 AIR DUCTED 100
Bedrooms	3 100
Bathrooms	2 100
Frame	02 WOOD FRAME 100
Stories	1. 1. 100
Units	0 100
BUD8 Adjustme	02 DIST FB 100
Occupancy	00 NONE 100

MARKET ADJUSTMENTS											
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
0900	01	2,279	133.8876	176.73	402,768	1988	1988	0	0	16.78	83.22
1 SNGL FAM - 0% - 2025 Heated Area: 2165 HX Base Yr											



NASSAU COUNTY PROPERTY		PAGE 1 of 1	2
VALUATION SUMMARY			
VALUATION BY	STANDARD		
Tax Group: 2	Tax Dist:		
BUILDING MARKET VALUE	335,184		
TOTAL MARKET OB/XF VALUE	13,743		
TOTAL LAND VALUE - MARKET	180,000		
TOTAL MARKET VALUE	528,927		
SOH/AGL Deduction	0		
ASSESSED VALUE	528,927		
TOTAL EXEMPTION VALUE	0		
BASE TAXABLE VALUE	528,927		
TOTAL JUST VALUE	528,927		
NCON VALUE	0		
INCOME VALUE			
PREVIOUS YEAR MKT VALUE	497,377		

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	399	100	1993	399	58,683
BAS	1,766	100	1993	1,766	259,734
FOP	100	30	1993	30	4,412
FSP	210	40	2007	84	12,354
TOTALS	2,475			2,279	335,184

PERMIT NUM	DESCRIPTION	AMT	ISSUED
20120564	WTR HTR	190	04/05/2012
20101353	REMODEL	5,200	08/16/2010
20060845	REPAIR/RRF	7,000	04/24/2006
B033834	REMODEL	2,000	09/16/2003
B969821	SWIM POOL	10,000	05/16/1996
4981	NEW CONSTR	83,685	08/22/1988

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2703/436	4/01/2024	WD	Q	I	02	570,000
GRANTOR: KEATING MICHAEL F						
GRANTEE: M PROPERTIES 2020 L						
2680/304	11/15/2023	FJ	U	I	11	0
GRANTOR: KEATING J MICHAEL EST						
GRANTEE: KEATING MICHAEL F						

EXTRA FEATURES															2351 SUSSEX LN, FERNANDINA BEACH		BLD DATE	04/08/2008	DJ	LGL DATE	05/01/2025	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	0	0	0	740.00	SF	5.20	5.20	100	1988	1988	3	52	2,001						
2	0810	CONCRETE A	0	0	21	4	84.00	SF	6.50	6.50	100	1997	1997	3	72	393						
3	0500	FP-PRE FAB	0	0	0	0	1.00	UT	3,500.00	3,500.00	100	1988	1988	3	62	2,170						
4	0810	CONCRETE A	0	0	0	0	40.00	SF	6.50	6.50	100	1988	1988	3	52	135						
5	0845	KOOL DECK	0	0	0	0	742.00	SF	7.25	7.25	100	1996	1996	3	70	3,766						
6	1242	WD DECK A	0	0	0	0	59.00	SF	10.00	10.00	100	1996	1996	3	20	118						
7	0861	POOL GUNIT	0	0	0	0	280.00	SF	85.00	85.00	100	1996	1996	3	20	4,760						
8	0871	POOL HTR R	0	0	0	0	1.00	UT	2,000.00	2,000.00	100	1996	1996	3	20	400						
TOTAL OB/XF 13,743																						

BUILDING NOTES									

BUILDING DIMENSIONS									
BAS=[YR=1993] W19 FSP=[YR=2007] N8 W15 S14 E15 N6\$ S6 W15 N6 W21 S41 E10 FOP=[YR=1993] S4 E25 N4 W25\$ E26 BAS=[YR=1993] E19 N21 W19 S21\$ N21 E19 N20\$.									

LAND DESCRIPTION										TOTAL OB/XF 13,743														
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	0		R-1	0.00	0.00	1.00	LT		1.00	1.00	1.00	180,000.00	180,000.00	180,000							