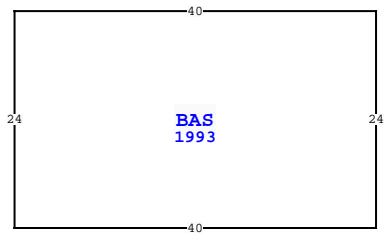
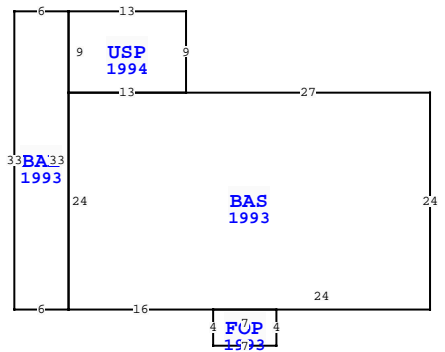


BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	07	ASB SHNGLE 50
Exterior Wall	19	COMMON BRK 50
Roof Structure	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floor	12	HARDWOOD 100
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		4 100
Bathrooms		2 100
Frame	03	MASONRY 100
Stories	2.	2. 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	1,993	111.2300	146.82	292,612	1969	1985		0	0	28.25	71.75
1 SNGL FAM - 100% - 0			Heated Area: 1920			HX Base Yr						



Quality	03	Quality Level 03			
DOR CODE	0100	SINGLE FAMILY			
MAP NUM		MKT AREA 01			
NEIGHBORHOOD/LOC	1057.00				
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAL	198	15	1993	30	3,161
BAS	960	100	1993	960	101,129
BAS	960	100	1993	960	101,129
FOP	28	30	1993	8	843
USP	117	30	1994	35	3,687
TOTALS	2,263			1,993	209,949

2808 CLEVELAND AVE, FERNANDINA BEACH

BLD DATE		LGL DATE	
XF DATE		LAND DATE	05/07/2025
INC DATE		AG DATE	MLU

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	0810	CONCRETE A	0	100	0	638.00	SF	6.50	6.50	100	1980	1980	3	30	1,244	

TOTAL OB/XF 1,244

LAND DESCRIPTION																								
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPHT 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	0006	R-1	75.00	125.00	75.00	FF		1.00	1.00	0.85	7,500.00	6,375.00	478,125							

NASSAU COUNTY PROPERTY			
VALUATION SUMMARY			PAGE 1 of 2
VALUATION BY		STANDARD	
Tax Group: 2	Tax Dist:		
BUILDING MARKET VALUE	218,590		
TOTAL MARKET OB/XF VALUE	1,244		
TOTAL LAND VALUE - MARKET	478,125		
TOTAL MARKET VALUE	697,959		
SOH/AGL Deduction	535,806		
ASSESSED VALUE	162,153		
TOTAL EXEMPTION VALUE	HX HB WR 55,722		
BASE TAXABLE VALUE	106,431		
TOTAL JUST VALUE	697,959		
NCON VALUE	0		
INCOME VALUE			
PREVIOUS YEAR MKT VALUE	617,729		

PERMIT NUM	DESCRIPTION	AMT	ISSUED
20032412	REROOF	2,000	01/28/2003
19984969	REPAIRS/REROOF	1,250	02/16/1999

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1554/0527	3/05/2008	WD Q	Q	I	01	100
GRANTOR: COOK ROY LEWIS & LEND						
GRANTEE: COOK ROY ETAL						
0873/0626	3/08/1999	WD Q	Q	I	06	100
GRANTOR: COOK ROY LEWIS & LEND						
GRANTEE: COOK ROY LEWIS & LE						

BUILDING NOTES											
----------------	--	--	--	--	--	--	--	--	--	--	--

BUILDING DIMENSIONS											
BAS=[YR=1993] W40S24E40N24S PTR=N15 BAS=[YR=1993] N24 W27											
USP=[YR=1994] N9W13 BAL=[YR=1993] W6S33E6 N33S S9E13S											
W13S24E16 FOP=[YR=1993] S4E7N4W7S E24S S15S.											

