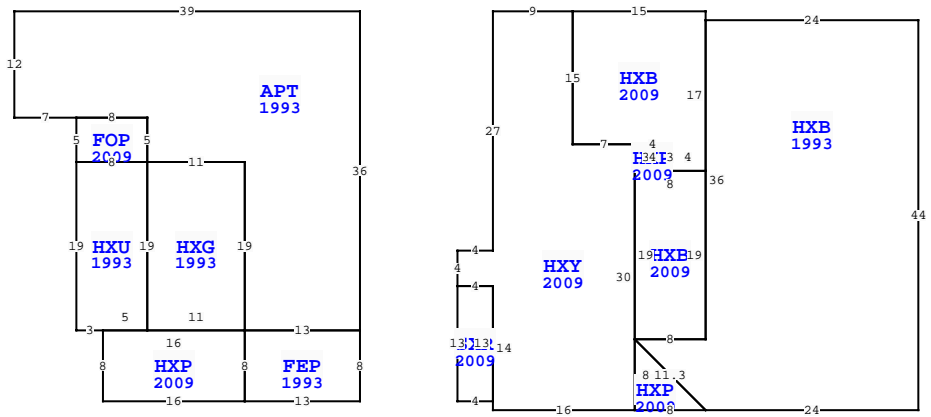


BUILDING CHARACTERISTICS	
ELEMENT	CD CONSTRUCTION
Exterior Wall	05 AVERAGE 50
Exterior Wall	17 CB STUCCO 50
Roof Structure	03 GABLE/HIP 100
Roof Cover	12 MODULAR MT 100
Interior Wall	05 DRYWALL 100
Interior Floor	12 HARDWOOD 50
Interior Floor	14 CARPET 50
Air Condition	03 CENTRAL 100
Heating Type	04 AIR DUCTED 100
Bedrooms	6 100
Bathrooms	2.5 100
Frame	03 MASONRY 100
Stories	2. 2.100
Units	0 100
BUD8 Adjustme	02 DIST FB 100
Occupancy	00 NONE 100
Quality	03 Quality Level 03
DOR CODE	0800MULTI-FAMILY
MAP NUM	MKT AREA 01

MARKET ADJUSTMENTS												
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND	
1	DUPLX	- 66.1%	- 2006									
					Heated Area: 2312							
						HX Base Yr 2006						



NASSAU COUNTY PROPERTY		PAGE 1 of 1	2
VALUATION SUMMARY			
VALUATION BY	STANDARD		
Tax Group: 2	Tax Dist:		
BUILDING MARKET VALUE			325,849
TOTAL MARKET OB/XF VALUE			4,692
TOTAL LAND VALUE - MARKET			270,000
TOTAL MARKET VALUE			600,541
SOH/AGL Deduction			293,992
ASSESSED VALUE			306,549
TOTAL EXEMPTION VALUE	HX HB		50,722
BASE TAXABLE VALUE			255,827
TOTAL JUST VALUE			600,541
NCN VALUE			0
INCOME VALUE			
PREVIOUS YEAR MKT VALUE			584,793

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
APT	835	100	1993	835	98,652
FEP	104	80	1993	83	9,806
FOP	40	30	2009	12	1,417
HXB	1,088	100	1993	1,088	128,544
HXB	152	100	2009	152	17,958
HXB	237	100	2009	237	28,001
HXG	209	55	1993	115	13,587
HXP	12	30	2009	4	472
HXP	32	30	2009	10	1,182
HXP	128	30	2009	38	4,490
TOTALS	3,672			2,758	325,849

\*\* This building has 13 Sub-Areas

2803 CLEVELAND AVE A&B, FERNANDINA BEACH

BLD DATE		LGL DATE	
XF DATE		LAND DATE	05/08/2024
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	16	18			6.50	100	2007	2007	3	87	1,629	
2	0810	CONCRETE A	0	100	0	0			6.50	100	2007	2007	3	87	2,545	
3	0940	SHEDS/PORT	0	100	8	8			30.00	100	2007	2007	3	27	518	

PERMIT NUM	DESCRIPTION	AMT	ISSUED
20111062	H/AC	3,500	06/28/2011
20052280	REMODEL	1,000	07/25/2005
20052094	XFOB	20,000	06/28/2005
20051960	OTHER	1,000	06/09/2005
20041334	REMODEL	2,000	07/22/2004
20041015	H/AC	5,000	06/03/2004

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1335/1265	7/25/2005	QC	Q	I	01	100
GRANTOR: ALLAIRE JOHN E & LYNN						
GRANTEE: ALLAIRE LYNN M						
1218/0956	3/29/2004	WD	Q	I		247,500
GRANTOR: STOVER EMMA L						
GRANTEE: ALLAIRE JOHN E & LY						

BUILDING NOTES												
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BUILDING DIMENSIONS												
APT=[YR=1993] W39 S12 E7 FOP=[YR=2009] S5 HXU=[YR=1993] S19E3 HXP=[YR=2009] S8E16 FEP=[YR=1993] E13N8W13S8\$ N8HXG=[YR=1993] N19W11S19E11\$ W16\$ E5N19W8\$ E8 N5W8\$ E8S5E11S19E13 N36\$ PTR= E15 HXY=[YR=2009] S27W4S4 SXR=[YR=2009] S13E4N13W4\$ E4S14E16 HXP=[YR=2009] E8 HXB=[YR=1993] E24 N44W24 HXB=[YR=2009] N1W15S15E7 HXP=[YR=2009] S3 HXB=[YR=2009] S19E8N19W8\$ E4N3W4\$ E4S3E4N17\$ S36W8 D8 R8 \$ U8 L8 S8\$ N30W7 N15W9\$ W15\$.												

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	000800	C	MULTI-FAMILY	100	0006	R-1	60.00	125.00	60.00	FF		1.00	1.00	1.00	4,500.00	4,500.00	270,000								