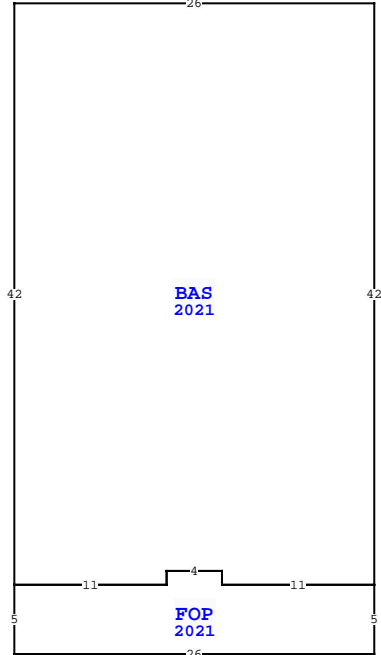


BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	10	ABOVE AVG 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	13	LVT/LAMMT 100
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		2 100
Bathrooms		2 100
Frame	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	1,128	138.9660	183.44	206,920	2021	2021	0	0	1.00	99.00			
1 SNGL FAM - 100% - 2022 Heated Area: 1088 HX Base Yr 2022														



Quality	06	Quality Level 06			
DOR CODE	0100	SINGLE FAMILY			
MAP NUM		MKT AREA 01			
NEIGHBORHOOD/LOC	1022.00				
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,088	100	2021	1,088	197,587
FOP	134	30	2021	40	7,265
TOTALS	1,222			1,128	204,851

NASSAU COUNTY PROPERTY			PAGE 1 of 1	2
VALUATION SUMMARY				
VALUATION BY				STANDARD
Tax Group: 2				Tax Dist:
BUILDING MARKET VALUE				204,851
TOTAL MARKET OB/XF VALUE				5,988
TOTAL LAND VALUE - MARKET				150,000
TOTAL MARKET VALUE				360,839
SOH/AGL Deduction				136,902
ASSESSED VALUE				223,937
TOTAL EXEMPTION VALUE	HX HB			50,722
BASE TAXABLE VALUE				173,215
TOTAL JUST VALUE				360,839
NCON VALUE				0
INCOME VALUE				
PREVIOUS YEAR MKT VALUE				350,953

PERMIT NUM	DESCRIPTION	AMT	ISSUED
20200521	NEW CONSTR	0	10/21/2020

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q / I	V / I	RSN CD	SALE PRICE
2466/0184	5/21/2021	WD Q	Q	I	01	271,100
GRANTOR: NEW ATLANTIC BUILDERS						
GRANTEE: STEWART VALERIE T &						
2324/0039	12/06/2019	WD Q	Q	V	01	73,000
GRANTOR: SIMMONS 9 LLC						
GRANTEE: NEW ATLANTIC BUILDERS						

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	0855	CONC PAVER	0	100	0	0		10.00	10.00	100	2021	2021	3	99	4,752	
2	0810	CONCRETE A	0	100	0	0		6.50	6.50	100	2021	2021	3	99	1,236	

1312 FIR ST, FERNANDINA BEACH										BLD DATE		LGL DATE		03/26/2024	MLU
										XF DATE		LAND DATE			
										INC DATE		AG DATE			

BUILDING NOTES				

BUILDING DIMENSIONS				
BAS=[YR=2021] W26 S42 FOP=[YR=2021] S5 E26 N5 W11 N1 W4 S1 W11 \$ E11 N1 E4S1 E11 N42 \$.				

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	000100	C	RES	100		R-2	0.00	0.00	1.00	LT		1.00	1.00	1.00	150,000.00	150,000.00	150,000							