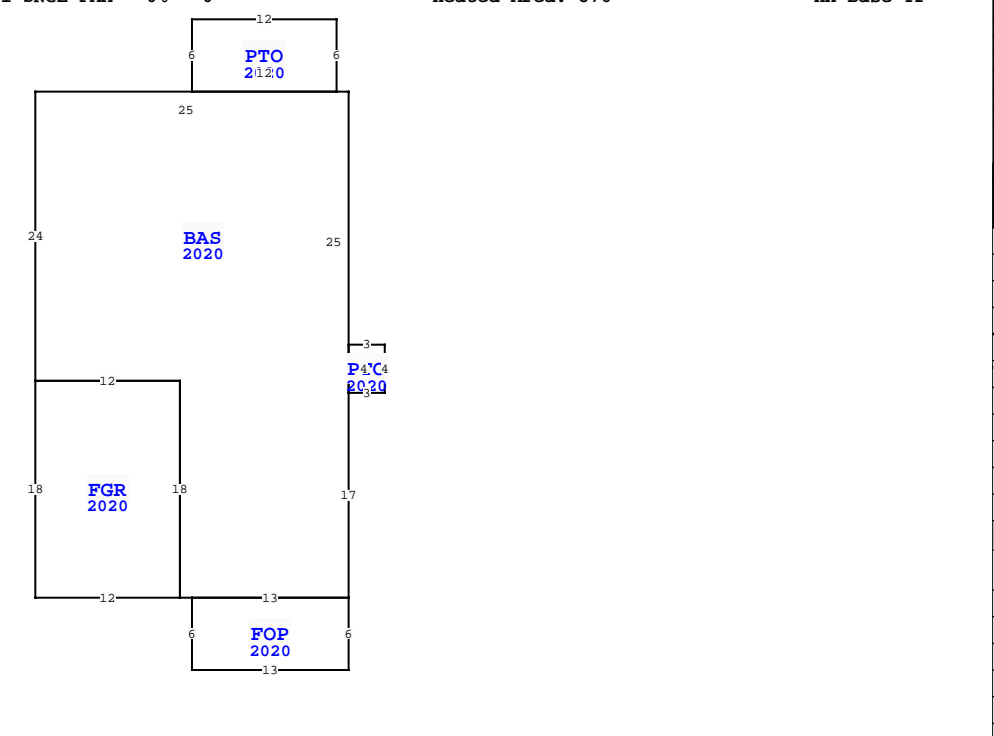


BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	10	ABOVE AVG 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floor	11	CLAY TILE 60
Interior Floor	14	CARPET 40
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms	2	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	1,023	151.2756	199.68	204,273	2020	2020	0	0	1.50	98.50		



NASSAU COUNTY PROPERTY			PAGE 1 of 1	2
VALUATION SUMMARY				
VALUATION BY		STANDARD		
Tax Group: 2		Tax Dist:		
BUILDING MARKET VALUE		201,209		
TOTAL MARKET OB/XF VALUE		4,228		
TOTAL LAND VALUE - MARKET		150,000		
TOTAL MARKET VALUE		355,437		
SOH/AGL Deduction		42,240		
ASSESSED VALUE		313,197		
TOTAL EXEMPTION VALUE		0		
BASE TAXABLE VALUE		313,197		
TOTAL JUST VALUE		355,437		
NCON VALUE		0		
INCOME VALUE				
PREVIOUS YEAR MKT VALUE		345,778		

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	876	100	2020	876	172,296
FGR	216	55	2020	119	23,406
FOP	78	30	2020	23	4,524
PTO	12	5	2020	1	197
PTO	72	5	2020	4	787
TOTALS	1,254			1,023	201,209

608 S 13TH ST, FERNANDINA BEACH

PERMIT NUM	DESCRIPTION	AMT	ISSUED
20190449	NEW CONSTR	119,995	08/22/2019

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2467/0166	6/02/2021	WD	Q	I	02	320,000
GRANTOR: BARKER JOHN H II & KA						
GRANTEE: OLLIGES KELLY A REV						
2459/1128	5/06/2021	FJ	U	I	11	100
GRANTOR: BARKER JOHN ESTATE						
GRANTEE: BARKER JOHN H II &						

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	0	0	190.00	SF	6.50	6.50	100	2020	2020	3	98	1,210	
2	0855	CONC PAVER	0	0	0	224.00	SF	10.00	10.00	100	2020	2020	3	98	2,195	
3	0855	CONC PAVER	0	0	0	84.00	SF	10.00	10.00	100	2020	2020	3	98	823	

BLD DATE		LGL DATE	
XF DATE	INC DATE	LAND DATE	AG DATE
		03/26/2024	MLU

BUILDING NOTES	
BUILDING DIMENSIONS BAS=[YR=2020] W1 PTO=[YR=2020] N6 W12 S6 E12\$ W25 S24 FGR=[YR=2020] S18 E12 N18 W12\$ E12 S18 E1 FOP=[YR=2020] S6 E13 N6 W13\$ E13 N17 PTO=[YR=2020] E3 N4 W3 S4\$ N25\$.	

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	0		R-2	0.00	0.00	1.00	LT		1.00	1.00	1.00	150,000.00	150,000.00	150,000									