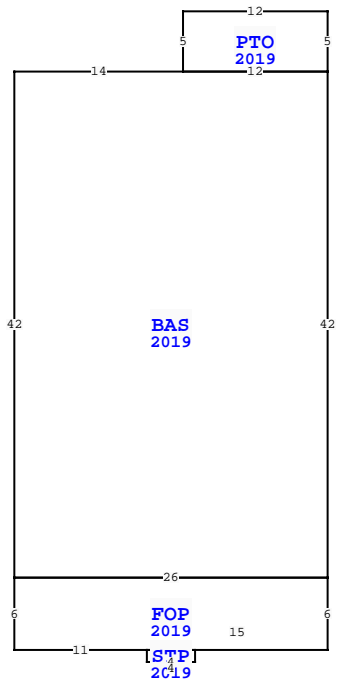


BUILDING CHARACTERISTICS		CONSTRUCTION	
ELEMENT	CD		
Exterior Wall	10	ABOVE AVG	100
Roof Structur	03	GABLE/HIP	100
Roof Cover	03	COMP SHNGL	100
Interior Wall	05	DRYWALL	100
Interior Floor	11	CLAY TILE	60
Interior Floor	14	CARPET	40
Air Condition	03	CENTRAL	100
Heating Type	04	AIR DUCTED	100
Bedrooms		3	100
Bathrooms		2	100
Frame	02	WOOD FRAME	100
Stories	1.	1.	100
Units		0	100
Occupancy	00	NONE	100
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
BAS	1,092	100	2019
FOP	156	30	2019
PTO	60	5	2019
STP	4	10	2019
TOTALS	1,312		

MARKET ADJUSTMENTS											
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
0900	01	1,142	148.4742	195.99	223,821	2019	2019	0	0	2.00	98.00
1 SNGL FAM - 100% - 2021										Heated Area: 1092	HX Base Yr 2021



NASSAU COUNTY PROPERTY		PAGE 1 of 1	2
VALUATION SUMMARY			
VALUATION BY			STANDARD
Tax Group: 2		Tax Dist:	
BUILDING MARKET VALUE			219,345
TOTAL MARKET OB/XF VALUE			6,577
TOTAL LAND VALUE - MARKET			150,000
TOTAL MARKET VALUE			375,922
SOH/AGL Deduction			149,909
ASSESSED VALUE			226,013
TOTAL EXEMPTION VALUE	HX HB		50,722
BASE TAXABLE VALUE			175,291
TOTAL JUST VALUE			375,922
NCON VALUE			0
INCOME VALUE			
PREVIOUS YEAR MKT VALUE			365,410

PERMIT NUM	DESCRIPTION	AMT	ISSUED
20190132	NEW CONSTR	0	02/01/2019

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2428/0638	12/30/2020	QC	U	I	11	68,000
GRANTOR: BROWN RICHARD E & SUS						
GRANTEE: BROWN RICHARD E & S						
2329/1139	12/27/2019	WD	Q	I	01	257,900
GRANTOR: NEW ATLANTIC BUILDERS						
GRANTEE: BROWN RICHARD E & S						

EXTRA FEATURES															624 S 13TH ST, FERNANDINA BEACH	
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	332.00	SF	10.00	10.00	100	2019	2019	3	97	3,220	
2	0855	CONC PAVER	0	100	0	88.00	SF	10.00	10.00	100	2019	2019	3	97	854	
3	0810	CONCRETE A	0	100	0	388.00	SF	6.50	6.50	100	2019	2019	3	97	2,446	
4	0810	CONCRETE A	0	100	3	9.00	SF	6.50	6.50	100	2019	2019	3	97	57	
TOTALS															6,577	

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

BUILDING NOTES	
BUILDING DIMENSIONS	
PTO=[YR=2019] W12 S5 BAS=[YR=2019] W14 S42 FOP=[YR=2019] S6 E11 STP=[YR=2019] S1 E4 N1 W4\$ E15 N6 W26\$ E26 N42 W12 \$ E12 N5\$.	

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							