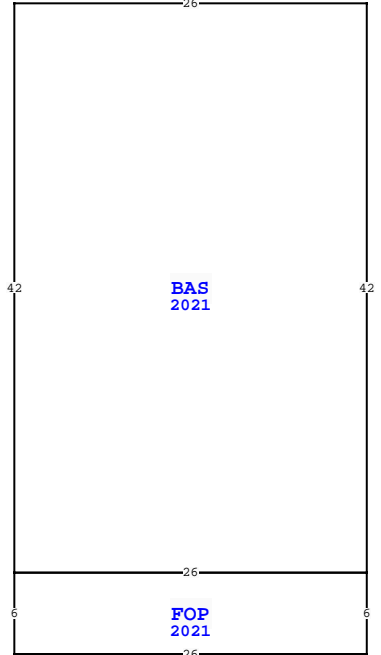


ELEMENT		CD	CONSTRUCTION		
Exterior Wall	31	HARDIE BRD	100		
Roof Structur	03	GABLE/HIP	100		
Roof Cover	03	COMP SHNGL	100		
Interior Wall	05	DRYWALL	100		
Interior Floor	13	LVT/LAMMT	70		
Interior Floor	14	CARPET	30		
Air Condition	03	CENTRAL	100		
Heating Type	04	AIR DUCTED	100		
Bedrooms		2	100		
Bathrooms		2	100		
Frame	02	WOOD FRAME	100		
Stories	1.	1.	100		
Units		0	100		
Occupancy	00	NONE	100		
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	1,092	100	2021	1,092	197,264
FOP	156	30	2021	47	8,490
TOTALS	1,248			1,139	205,755

MARKET ADJUSTMENTS											
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
0900	01	1,139	138.2346	182.47	207,833	2021	2021	0	0	1.00	99.00
1 SNGL FAM - 50% - 2022			Heated Area: 1092			HX Base Yr 2022					



VALUATION SUMMARY		STANDARD
VALUATION BY		
Tax Group: 2	Tax Dist:	
BUILDING MARKET VALUE		205,755
TOTAL MARKET OB/XF VALUE		3,604
TOTAL LAND VALUE - MARKET		150,000
TOTAL MARKET VALUE		359,359
SOH/AGL Deduction		53,883
ASSESSED VALUE		305,476
TOTAL EXEMPTION VALUE	HA HAB	50,722
BASE TAXABLE VALUE		254,754
TOTAL JUST VALUE		359,359
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		349,428

PERMIT NUM	DESCRIPTION	AMT	ISSUED
20200263	NEW CONSTR	137,493	09/11/2020

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2539/1876	2/01/2022	QC	U	I	11	100
GRANTOR: DECANIO WILFRED J & V						
GRANTEE: DECANIO WJ & VIVIAN						
2449/0811	3/31/2021	WD	Q	I	01	273,900
GRANTOR: NEW ATLANTIC BUILDERS						
GRANTEE: DECANIO SUSAN M & J						

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 PAVR	0	50	0	0		364.00	SF	10.00				3,604	

BUILDING NOTES	
1317 ISLAND RIDGE DR, FERNANDINA BEACH	

BUILDING DIMENSIONS	
BAS=[YR=2021] W26 S42 FOP=[YR=2021] S6 E26 N6 W26\$ E26 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	% COND	TOT ADJ	UNIT PRICE	ADJ UNIT PRICE	LAND VALUE	OTHER ADJUSTMENTS AND NOTES	YEAR	DENSITY	DECL	FRZ	YR	CONSRV
1	000100	C	RES	50		R-2	0.00	0.00	1.00	LT		1.00	1.00	150,000.00	150,000.00	150,000							