

BUILDING CHARACTERISTICS		
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 Floo	13	LVT/LAMMT 100
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
BAS	1,092	100
FSP	156	40
TOTALS	1,248	

MARKET ADJUSTMENTS																								
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND													
0900	01	1,154	141.4040	186.65	215,394	2021	2021	0	0	1.00	99.00													
1 SNGL FAM - 100% - 2024 Heated Area: 1092 HX Base Yr 2024																								
<table border="1"> <thead> <tr> <th>BLD DATE</th> <th>XF DATE</th> <th>INC DATE</th> <th>LGL DATE</th> <th>LAND DATE</th> <th>AG DATE</th> </tr> </thead> <tbody> <tr> <td></td> <td></td> <td></td> <td></td> <td>03/26/2024</td> <td>MLU</td> </tr> </tbody> </table>													BLD DATE	XF DATE	INC DATE	LGL DATE	LAND DATE	AG DATE					03/26/2024	MLU
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NASSAU COUNTY PROPERTY			
VALUATION SUMMARY			PAGE 1 of 1
VALUATION BY			STANDARD
Tax Group: 2	Tax Dist:		
BUILDING MARKET VALUE			213,240
TOTAL MARKET OB/XF VALUE			6,955
TOTAL LAND VALUE - MARKET			200,000
TOTAL MARKET VALUE			420,195
SOH/AGL Deduction			272,925
ASSESSED VALUE			147,270
TOTAL EXEMPTION VALUE	HX HB	50,722	
BASE TAXABLE VALUE			96,548
TOTAL JUST VALUE			420,195
NCON VALUE			0
INCOME VALUE			
PREVIOUS YEAR MKT VALUE			409,968

PERMIT NUM	DESCRIPTION	AMT	ISSUED
20200422	NEW CONSTR	137,493	09/18/2020

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2685/1502	12/01/2023	WD	Q	I	01	510,000
GRANTOR: GARFIELD RONA E						
GRANTEE: GINGHER BARBARA L						
2447/0960	3/23/2021	WD	Q	I	01	278,400
GRANTOR: NEW ATLANTIC BUILDERS						
GRANTEE: GARFIELD RONA E						

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	450.00	SF	10.00	10.00	100	2021	2021	3	99	4,455		
2	0476	VF 6 SBPL	0	100	0	72.00	LF	32.00	32.00	100	2021	2021	3	96	2,212		
3	0470	VNYL GATE	0	100	0	1.00	UT	300.00	300.00	100	2021	2021	3	96	288		
TOTALS													1,248		1,154	213,240	

BUILDING NOTES												
1319 ISLAND RIDGE LN, FERNANDINA BEACH												

BUILDING DIMENSIONS												
BAS=[YR=2021] W26 S42 FSP=[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	DPHT 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	200,000.00	200,000.00	200,000								