

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		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
FOP	156	30
PTO	60	5
TOTALS	1,308	

MARKET ADJUSTMENTS														
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND			
1	SNGL FAM	- 0%	- 0									Heated Area: 1092		
												HX Base Yr		
TOTALS	1,308		1,142	219,345										

NASSAU COUNTY PROPERTY			
VALUATION SUMMARY			PAGE 1 of 1
VALUATION BY			STANDARD
Tax Group: 2	Tax Dist:		
BUILDING MARKET VALUE			219,345
TOTAL MARKET OB/XF VALUE			3,482
TOTAL LAND VALUE - MARKET			150,000
TOTAL MARKET VALUE			372,827
SOH/AGL Deduction			98,619
ASSESSED VALUE			274,208
TOTAL EXEMPTION VALUE			0
BASE TAXABLE VALUE			274,208
TOTAL JUST VALUE			372,827
NCON VALUE			0
INCOME VALUE			
PREVIOUS YEAR MKT VALUE			362,283

PERMIT NUM	DESCRIPTION	AMT	ISSUED
20190130	NEW CONSTR	0	02/01/2019

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2293/0425	7/16/2019	WD Q	Q	I	01	252,900
GRANTOR: NEW ATLANTIC BUILDERS						
GRANTEE: DAV FLORIDA SERVICE						
2249/0506	1/15/2019	WD Q	V		01	70,000
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	0	0	320.00	SF	10.00	10.00	100	2019	2019	3	97	3,104	
2	0855	CONC PAVER	0	0	0	39.00	SF	10.00	10.00	100	2019	2019	3	97	378	
TOTALS															3,482	

BUILDING NOTES			
1306 ISLAND RIDGE LN, FERNANDINA BEACH			

BUILDING DIMENSIONS			
PTO=[YR=2019] W12 S5 BAS=[YR=2019] W14 S42 FOP=[YR=2019] S6 E26 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	0		R-2	0.00	0.00	1.00	LT		1.00	1.00	1.00	150,000.00	150,000.00	150,000							