

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	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
BAS	1,092	100
FOP	130	30
TOTALS	1,222	

MARKET ADJUSTMENTS																										
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND															
1	SNGL FAM	- 100%	- 2022																							
Heated Area: 1092																										
HX Base Yr 2022																										
750 S 13TH ST, FERNANDINA BEACH																										
<table border="1"> <tr> <td>BLD DATE</td> <td></td> <td>LGL DATE</td> <td></td> </tr> <tr> <td>XF DATE</td> <td></td> <td>LAND DATE</td> <td>03/26/2024</td> </tr> <tr> <td>INC DATE</td> <td></td> <td>AG DATE</td> <td>MLU</td> </tr> </table>															BLD DATE		LGL DATE		XF DATE		LAND DATE	03/26/2024	INC DATE		AG DATE	MLU
BLD DATE		LGL DATE																								
XF DATE		LAND DATE	03/26/2024																							
INC DATE		AG DATE	MLU																							

NASSAU COUNTY PROPERTY			PAGE 1 of 1	2
VALUATION SUMMARY				
VALUATION BY				STANDARD
Tax Group: 2		Tax Dist:		
BUILDING MARKET VALUE				204,310
TOTAL MARKET OB/XF VALUE				6,362
TOTAL LAND VALUE - MARKET				150,000
TOTAL MARKET VALUE				360,672
SOH/AGL Deduction				101,010
ASSESSED VALUE				259,662
TOTAL EXEMPTION VALUE	HX HB			50,722
BASE TAXABLE VALUE				208,940
TOTAL JUST VALUE				360,672
NCON VALUE				0
INCOME VALUE				
PREVIOUS YEAR MKT VALUE				350,810

PERMIT NUM	DESCRIPTION	AMT	ISSUED
20210554	CO ISSUED	0	07/01/2021
20200554	NEW CONSTR	0	11/17/2020

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q / V / I	RSN CD	SALE PRICE	
2477/0312	6/30/2021	WD Q	Q I	02	273,000	
GRANTOR: NEW ATLANTIC BUILDERS						
GRANTEE: ALTMAN MATTHEW H						
2324/0107	12/06/2019	WD Q	V	01	73,000	
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	100	0	0			10.00	100	2021	2021	3	99	4,277				
2	0810	CONCRETE A	0	100	0	0			6.50	100	2021	2021	3	99	2,085				
TOTALS															1,222		1,131	204,310	

BUILDING NOTES				
750 S 13TH ST, FERNANDINA BEACH				

BUILDING DIMENSIONS				
BAS=[YR=2021] W26 S42 FOP=[YR=2021] S5 E26 N5 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	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							