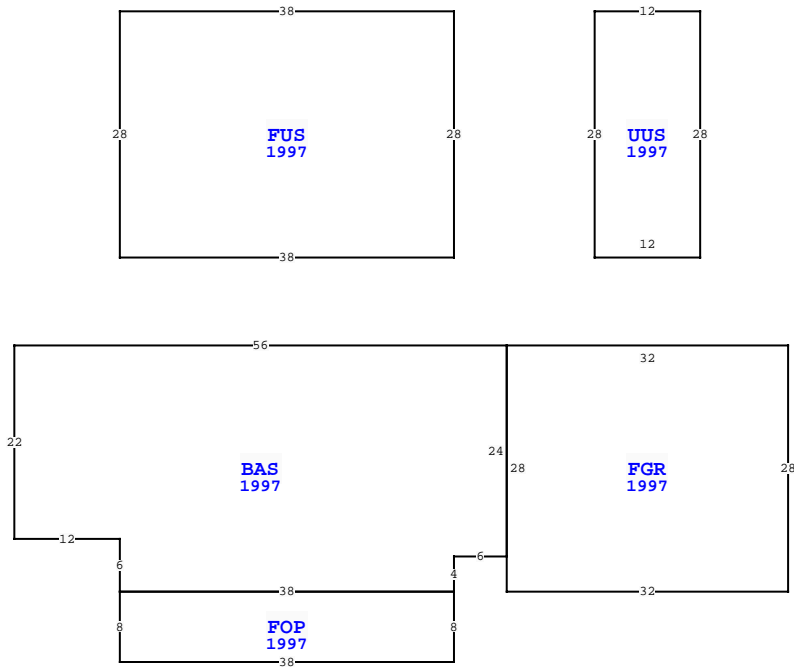


BUILDING CHARACTERISTICS		CONSTRUCTION	
ELEMENT	CD		
Exterior Wall	05	AVERAGE 100	
Roof Structur	03	GABLE/HIP 100	
Roof Cover	03	COMP SHNGL 100	
Interior Wall	05	DRYWALL 100	
Interior Floor	12	HARDWOOD 60	
Interior Floor	14	CARPET 40	
Air Condition	03	CENTRAL 100	
Heating Type	04	AIR DUCTED 100	
Bedrooms	4	100	
Bathrooms	3	100	
Frame	02	WOOD FRAME 100	
Stories	1.5	1.5 100	
Units	0	100	
Occupancy	00	NONE 100	
Quality	04	Quality Level 04	
DOR CODE	0100	SINGLE FAMILY	
MAP NUM		MKT AREA	01
NEIGHBORHOOD/LOC		1042.00	
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR
BAS	1,472	100	1997
FGR	896	55	1997
FOP	304	30	1997
FUS	1,064	100	1997
UUS	336	50	1997
TOTALS	4,072		

MARKET ADJUSTMENTS												
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND	
0900	01	3,288	105.2940	138.99	456,999	1997	1997	0	0	0	13.25	86.75
1 SNGL FAM - 100% - 2020 Heated Area: 2536 HX Base Yr 2020												



NASSAU COUNTY PROPERTY		PAGE 1 of 2
VALUATION SUMMARY		
VALUATION BY	Tax Group: 2	STANDARD
BUILDING MARKET VALUE	Tax Dist:	
TOTAL MARKET OB/XF VALUE		396,447
TOTAL LAND VALUE - MARKET		69,303
TOTAL MARKET VALUE		300,000
SOH/AGL Deduction		765,750
ASSESSED VALUE		93,569
TOTAL EXEMPTION VALUE	HX HB	672,181
BASE TAXABLE VALUE		50,722
TOTAL JUST VALUE		621,459
NCON VALUE		765,750
INCOME VALUE		0
PREVIOUS YEAR MKT VALUE		747,985

PERMIT NUM	DESCRIPTION	AMT	ISSUED
20080541	REROOF W/50YR SHN	10,707	04/02/2008
19990060	GARAGE	1,000	03/26/1999
10499B	SWIM POOL	8,000	05/22/1997
10283B	XFOB	2,500	02/04/1997
102843B	NEW CONSTR	115,000	02/04/1997

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2312/0237	10/11/2019	WD Q	Q	I	02	843,000
GRANTOR: LAYNE HOWARD G & AMAN						
GRANTEE: MORRISON PAUL O & C						
1323/1944	6/08/2005	WD Q	Q	I		650,000
GRANTOR: CHRISTIANSEN JAMES M						
GRANTEE: LAYNE HOWARD G & AM						

EXTRA FEATURES											
L N	OB/XF CODE	DESCRIPTION	BLD CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE	ORIG COND	YEAR ON
1	0500	FP-PRE FAB	0	100	0	1.00	UT	3,500.00	3,500.00	100	1997
2	0861	POOL GUNIT	0	100	15	450.00	SF	85.00	85.00	100	1997
3	0845	KOOL DECK	0	100	0	1,000.00	SF	7.25	7.25	100	1997
4	1131	REINFR 8	0	100	90	450.00	SF	9.45	9.45	100	1997
5	0819	CONC 12"	0	100	0	74.00	SF	9.50	9.50	100	1997
6	0810	CONCRETE A	0	100	0	2,455.00	SF	6.50	6.50	100	1997
7	0877	JACUZZI	0	100	0	1.00	UT	1,000.00	1,000.00	100	1997
8	0511	GARAGE CB-	0	100	22	440.00	SF	40.00	40.00	100	1999
9	0810	CONCRETE A	0	100	90	1,440.00	SF	9.75	9.75	100	2000
10	1131	REINFR 8	0	100	315	1,260.00	SF	6.30	6.30	100	2004

TOTAL OB/XF											
L N	OB/XF CODE	DESCRIPTION	BLD CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE	ORIG COND	YEAR ON
2812 KENTUCKY AVE, FERNANDINA BEACH											
TOTAL OB/XF VALUE: 63,252											

BUILDING NOTES											
BLD DATE											
XF DATE											
LGL DATE											
LAND DATE											
AG DATE											

BUILDING DIMENSIONS											
FGR=[YR=1997] W32 BAS=[YR=1997] W56 S22 E12 S6 FOP=[YR=1997]											
S8 E38 N8 W38 \$ E38 N4 E6 N24 \$ S28 E32 N28 \$ PTR=N10W38											
FUS=[YR=1997] N28W38S28 E38\$ E38S10\$ PTR=W10N10 UUS=[YR=1997]											
N28 W12 S28 E12 \$E10 S10\$.											

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	0007	R-1	0.00	0.00	1.00	UT		1.00	1.00	1.00	300,000.00	300,000.00	300,000							

