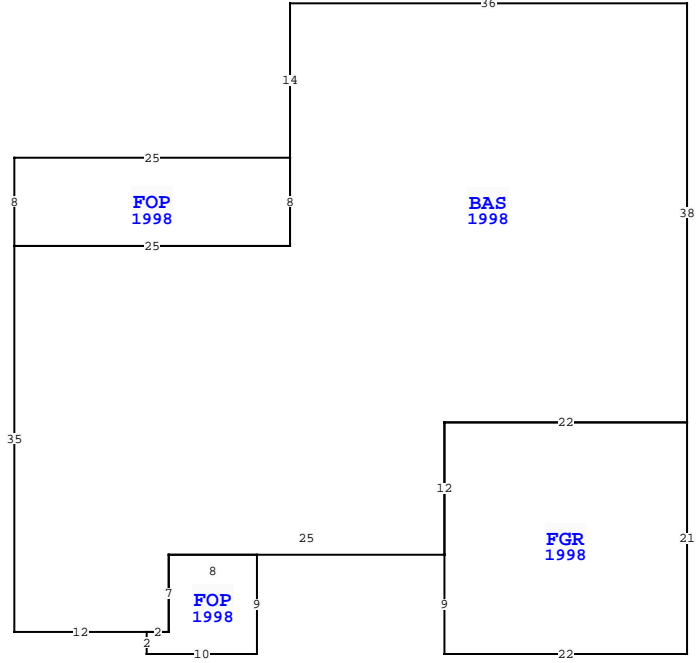


BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	16	WD FR STUC 80
Exterior Wall	17	CB STUCCO 20
Roof Structure	08	IRREGULAR 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floor	14	CARPET 70
Interior Floor	15	HARDTILE 30
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		4 100
Bathrooms		2 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100
Occupancy	00	NONE 100
Quality	05	Quality Level 05
DOR CODE	0100	SINGLE FAMILY
MAP NUM		MKT AREA 01
NEIGHBORHOOD/LOC		1080.00
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE
BAS	2,334	100
FGR	462	55
FOP	76	30
FOP	200	30
TOTALS	3,072	

MARKET ADJUSTMENTS													
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND		
0500	01	2,671	117.9552	186.37	497,794	1998	1998		0	0	13.00	87.00	
1 SFR CUST - 0% - 0													
Heated Area: 2334 HX Base Yr													



NASSAU COUNTY PROPERTY			
VALUATION SUMMARY			PAGE 1 of 1
VALUATION BY			STANDARD
Tax Group: 2	Tax Dist:		
BUILDING MARKET VALUE			433,081
TOTAL MARKET OB/XF VALUE			5,265
TOTAL LAND VALUE - MARKET			300,000
TOTAL MARKET VALUE			738,346
SOH/AGL Deduction			127,240
ASSESSED VALUE			611,106
TOTAL EXEMPTION VALUE			0
BASE TAXABLE VALUE			611,106
TOTAL JUST VALUE			738,346
NCON VALUE			0
INCOME VALUE			
PREVIOUS YEAR MKT VALUE			643,917

PERMIT NUM	DESCRIPTION	AMT	ISSUED
983757	NEW CONSTR	118,000	05/19/1998

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2665/280	8/21/2023	SW	U	I	11	100

GRANTOR: HANLON PETER H & QUER
GRANTEE: HANLON FAMILY JOINT
0844/0102 8/06/1998 WD Q V 51,500
GRANTOR: BRYLEN HOMES
GRANTEE: HANLON PETER H & QU

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	0810	CONCRETE A	0	0	3	33		6.50	6.50	100	1998	1998	3	73	470	
2	0819	CONC 12"	0	0	16	43	SF	9.50	9.50	100	1998	1998	3	73	4,771	
3	1242	WD DECK A	0	0	3	4	SF	10.00	10.00	100	1998	1998	3	20	24	

BUILDING NOTES			
1010 S OCEAN OAKS DR, FERNANDINA BEACH			

BUILDING DIMENSIONS			
BAS=[YR=1998] W36 S14 FOP=[YR=1998] W25 S8 E25 N8 \$ S8 W25 S35 E12 FOP=[YR=1998] S2 E10 N9 W8 S7 W2 \$ E2 N7 E25 FGR=[YR=1998] S9 E22 N21 W22 S12 \$ N12 E22 N38 \$.			

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	0003	R-1	0.00	0.00	1.00	LT		1.00	1.00	1.00	300,000.00	300,000.00	300,000							