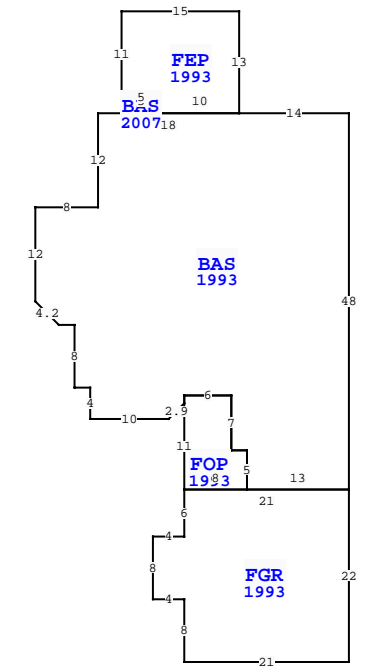


BUILDING CHARACTERISTICS	
ELEMENT	CD CONSTRUCTION
Exterior Wall	05 AVERAGE 80
Exterior Wall	16 WD FR STUC 20
Roof Structure	03 GABLE/HIP 100
Roof Cover	03 COMP SHNGL 100
Interior Wall	05 DRYWALL 100
Interior Floor	13 LVT/LAMNT 70
Interior Floor	14 CARPET 30
Air Condition	03 CENTRAL 100
Heating Type	04 AIR DUCTED 100
Bedrooms	3 100
Bathrooms	2 100
Frame	02 WOOD FRAME 100
Stories	1. 1. 100
Units	0 100
BUD8 Adjustme	02 DIST FB 100
Quality	03 Quality Level 03
DOR CODE	0100 SINGLE FAMILY
MAP NUM	MKT AREA 01
NEIGHBORHOOD/LOC	1075.00

MARKET ADJUSTMENTS											
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
0900	01	1,952	106.8200	141.00	275,232	1987	1995	0	0	14.30	85.70
1 SNGL FAM - 100% - 2007 Heated Area: 1507 HX Base Yr 2007											



AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,497	100	1993	1,497	180,893
BAS	10	100	2007	10	1,208
FEP	185	80	1993	148	17,884
FGR	494	55	1993	272	32,868
FOP	82	30	1993	25	3,021
TOTALS	2,268			1,952	235,874

103 EIDER CT, FERNANDINA BEACH

BLD DATE		LGL DATE	
XF DATE		LAND DATE	04/30/2025
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			235,874
TOTAL MARKET OB/XF VALUE			3,127
TOTAL LAND VALUE - MARKET			300,000
TOTAL MARKET VALUE			539,001
SOH/AGL Deduction			313,220
ASSESSED VALUE			225,781
TOTAL EXEMPTION VALUE	HX HB		50,722
BASE TAXABLE VALUE			175,059
TOTAL JUST VALUE			539,001
NCON VALUE			0
INCOME VALUE			
PREVIOUS YEAR MKT VALUE			487,949

PERMIT NUM	DESCRIPTION	AMT	ISSUED
BP 4134	N/A	48,200	01/20/1987

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2349/1929	3/17/2020	QC	U	I	11	100
GRANTOR: OLSON DAVID A						
GRANTEE: OLSON DAVID ALBIN R						
1303/1559	3/23/2005	WD	Q	I		330,000
GRANTOR: GLISSON RONALD W JR &						
GRANTEE: OLSON DAVID A						

EXTRA FEATURES	
L N	OB/XF CODE
1	0811
2	0810
3	0810

BUILDING NOTES	
BAS=[YR=1993] W14 FEP=[YR=1993] N13 W15 S11 BAS=[YR=2007] S2 E5 N2 W5\$ E5 S2 E10\$ W18 S12 W8 S12 R3 D3 E2 S8 E2 S4 E10 U2 R2 FOP=[YR=1993] S11 FGR=[YR=1993] S6 W4 S8 E4 S8 E21 N22 W21\$ E8 N5 W2 N7 W6 S1\$ N1 E6 S7 E2 S5 E13 N48\$.	

BUILDING DIMENSIONS	
BAS=[YR=1993] W14 FEP=[YR=1993] N13 W15 S11 BAS=[YR=2007] S2 E5 N2 W5\$ E5 S2 E10\$ W18 S12 W8 S12 R3 D3 E2 S8 E2 S4 E10 U2 R2 FOP=[YR=1993] S11 FGR=[YR=1993] S6 W4 S8 E4 S8 E21 N22 W21\$ E8 N5 W2 N7 W6 S1\$ N1 E6 S7 E2 S5 E13 N48\$.	

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	0811	CONCRETE B	0 100	45 17	836.00	SF	5.20	5.20	100	1987	1987	3	49.5	2,152	
2	0810	CONCRETE A	0 100	66 3	223.00	SF	6.50	6.50	100	1987	1987	3	49.5	718	
3	0810	CONCRETE A	0 100	10 8	80.00	SF	6.50	6.50	100	1987	1987	3	49.5	257	

LAND DESCRIPTION		TOTAL OB/XF														3,127								
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			R-2	0.00	0.00	1.00	LT		1.00	1.00	1.00	300,000.00	300,000.00	300,000							