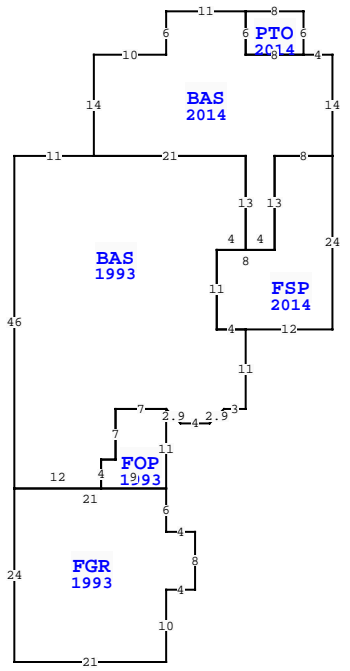


BUILDING CHARACTERISTICS		CONSTRUCTION	
ELEMENT	CD		
Exterior Wall	05	AVERAGE 80	
Exterior Wall	16	WD FR STUC 20	
Roof Structure	03	GABLE/HIP 100	
Roof Cover	03	COMP SHNGL 100	
Interior Wall	05	DRYWALL 100	
Interior Floor	14	CARPET 70	
Interior Floor	11	CLAY TILE 30	
Air Condition	03	CENTRAL 100	
Heating 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		
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR
BAS	1,234	100	1993
BAS	580	100	2014
FGR	536	55	1993
FOP	85	30	1993
FSP	280	40	2014
PTO	48	5	2014
TOTALS	2,763		

MARKET ADJUSTMENTS											
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
0900	01	2,249	107.3100	141.65	318,571	1986	1995	0	0	14.30	85.70
1 SNGL FAM - 0% - 0 Heated Area: 1814 HX Base Yr											



NASSAU COUNTY PROPERTY			
VALUATION SUMMARY			PAGE 1 of 1
VALUATION BY			STANDARD
Tax Group: 2	Tax Dist:		
BUILDING MARKET VALUE			273,015
TOTAL MARKET OB/XF VALUE			5,676
TOTAL LAND VALUE - MARKET			300,000
TOTAL MARKET VALUE			578,691
SOH/AGL Deduction			80,629
ASSESSED VALUE			498,062
TOTAL EXEMPTION VALUE			0
BASE TAXABLE VALUE			498,062
TOTAL JUST VALUE			578,691
NCON VALUE			0
INCOME VALUE			
PREVIOUS YEAR MKT VALUE			525,925

PERMIT NUM	DESCRIPTION	AMT	ISSUED
20140780	ADD575	76,000	04/21/2014

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1755/0196	9/02/2011	WD	Q	I	02	189,900
GRANTOR: LYLE CLARE						
GRANTEE: CHALOUX MICHAEL JOS						
0508/0102	1/13/1987	WD	Q	I		88,500
GRANTOR: MONTGOMERY-ALMAND						
GRANTEE: LYLE WALTER R &						

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	0811	CONCRETE B	0	0	33	19	627.00	SF	5.20	5.20	100	1986	1986	3	47	1,532	
2	0811	CONCRETE B	0	0	47	3	141.00	SF	5.20	5.20	100	1986	1986	3	47	345	
3	0500	FP-PRE FAB	0	0	0	0	1.00	UT	3,500.00	3,500.00	100	1986	1986	3	58	2,030	
4	0855	CONC PAVER	0	0	0	0	247.00	SF	7.00	7.00	100	2014	2014	3	94	1,625	
5	1242	WD DECK A	0	0	4	6	24.00	SF	10.00	10.00	100	2014	2014	3	60	144	

BUILDING NOTES			
111 CORMORANT CT, FERNANDINA BEACH			

BUILDING DIMENSIONS			
BAS=[YR=2014] W4 PTO=[YR=2014] N6 W8 S6 E8 \$ W8 N6 W11 S6 W10 S14 BAS=[YR=1993] W11 S46 FGR=[YR=1993] S24E21 N10E4 N8 W4 N6 FOP=[YR=1993] N11 W7 S7 W2 S4 E9 \$ W21 \$ E12 N4 E2 N7 E7 D2 R2 E4 U2 R2 E3 N11 FSP=[YR=2014] E12 N24 W8 S13 W8 S11 E4\$ W4 N11 E4 N13 W21\$ E21 S13 E4 N13 E8 N14\$.			

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	300,000.00	300,000.00	300,000							