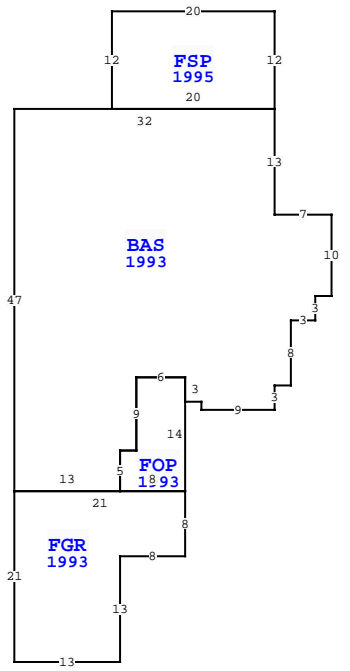




ELEMENT		CD	CONSTRUCTION		
Exterior Wall	05		AVERAGE	80	
Exterior Wall	16		WD FR STUC	20	
Roof Structure	03		GABLE/HIP	100	
Roof Cover	03		COMP SHNGL	100	
Interior Wall	05		DRYWALL	100	
Interior Floor	14		CARPET	80	
Interior Floor	11		CLAY TILE	20	
Air Condition	03		CENTRAL	100	
Heating Type	04		AIR 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	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,399	100	1993	1,399	177,564
FGR	337	55	1993	185	23,481
FOP	94	30	1993	28	3,554
FSP	240	40	1995	96	12,185
TOTALS	2,070			1,708	216,782

MARKET ADJUSTMENTS											
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
0900	01	1,708	112.2000	148.10	252,955	1987	1995	0	0	14.30	85.70
1 SNGL FAM - 100% - 2020										Heated Area: 1399	HX Base Yr 2020



NASSAU COUNTY PROPERTY		PAGE 1 of 1	2
VALUATION SUMMARY			
VALUATION BY			STANDARD
Tax Group: 2	Tax Dist:		
BUILDING MARKET VALUE			216,782
TOTAL MARKET OB/XF VALUE			3,794
TOTAL LAND VALUE - MARKET			300,000
TOTAL MARKET VALUE			520,576
SOH/AGL Deduction			186,402
ASSESSED VALUE			334,174
TOTAL EXEMPTION VALUE	HX HB WX		55,722
BASE TAXABLE VALUE			278,452
TOTAL JUST VALUE			520,576
NCON VALUE			0
INCOME VALUE			
PREVIOUS YEAR MKT VALUE			470,453

PERMIT NUM	DESCRIPTION	AMT	ISSUED
20091067	REPAIR/RRF	6,000	08/14/2009
20052471	REPAIR/RRF	6,000	08/17/2005
B9043	ADDITION	2,500	05/01/1995
BP4021	N/A	1,000	12/09/1986

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2262/0987	3/18/2019	WD Q	Q	I	01	362,200
GRANTOR: MCKENDREE THEA L						
GRANTEE: KOLATA JOHN D & CAR						
1171/0587	9/15/2003	TD Q	Q	I		215,000
GRANTOR: THOMPSON MARILYN						
GRANTEE: MCKENDREE THEA L						

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	100	0	572.00	SF	6.50	6.50	100	1987	1987	3	49.5	1,840	
2	0810	CONCRETE A	0	100	44	264.00	SF	6.50	6.50	100	1987	1987	3	49.5	849	
3	0810	CONCRETE A	0	100	0	250.00	SF	6.50	6.50	100	1995	1995	3	68	1,105	

TOTAL OB/XF										3,794						
105 CORMORANT CT, FERNANDINA BEACH										BLD DATE		LGL DATE		04/30/2025	MLU	
										XF DATE		LAND DATE				
										INC DATE		AG DATE				

BUILDING NOTES									

BUILDING DIMENSIONS									
BAS=[YR=1993] W7 N13 FSP=[YR=1995] N12 W20 S12 E20 \$ W32 S47									
FGR=[YR=1993] S21 E13 N13 E8 N8 FOP=[YR=1993] N14 W6 S9 W2 S5									
E8 \$ W21 \$ E13 N5 E2 N9 E6 S3 E2 S1 E9 N3 E2 N8 E3 N3 E2 N10									
\$.									

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	300,000.00	300,000.00	300,000							