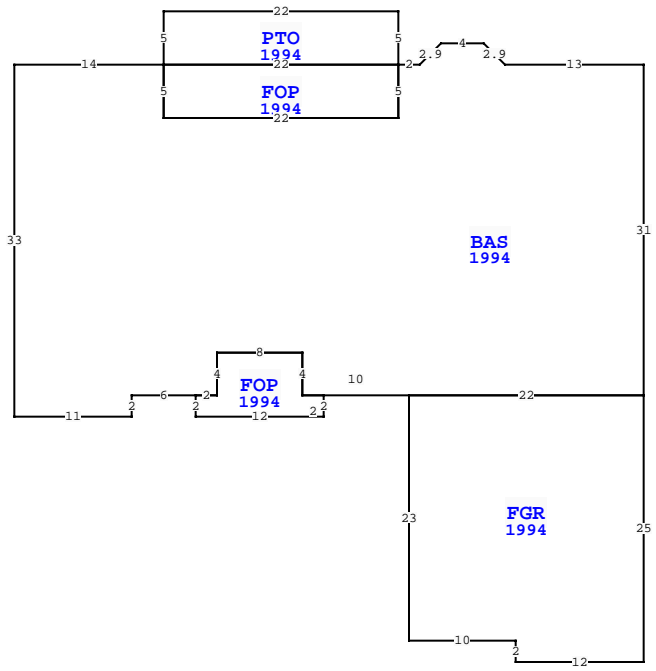


BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	10	ABOVE AVG 70
Exterior Wall	16	WD FR STUC 30
Roof Structure	08	IRREGULAR 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floor	15	HARDTILE 60
Interior Floor	12	HARDWOOD 40
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100
Quality	04	Quality Level 04
DOR CODE	0100	SINGLE FAMILY
MAP NUM		MKT AREA 01
NEIGHBORHOOD/LOC	1081.00	
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE
BAS	1,721	100
FGR	530	55
FOP	56	30
FOP	110	30
PTO	110	5
TOTALS	2,527	

MARKET ADJUSTMENTS												
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND	
1	SFR CUST	- 100%	- 2015									
					Heated Area: 1721							
						HX Base Yr 2015						



NASSAU COUNTY PROPERTY		
VALUATION SUMMARY		PAGE 1 of 1
VALUATION BY	Tax Group: 2	STANDARD
BUILDING MARKET VALUE	Tax Dist:	
TOTAL MARKET OB/XF VALUE		471,757
TOTAL LAND VALUE - MARKET		5,347
TOTAL MARKET VALUE		405,000
SOH/AGL Deduction		882,104
ASSESSED VALUE		420,379
TOTAL EXEMPTION VALUE	HX HB	461,725
BASE TAXABLE VALUE		50,722
TOTAL JUST VALUE		411,003
NCON VALUE		882,104
INCOME VALUE		0
PREVIOUS YEAR MKT VALUE		730,803

PERMIT NUM	DESCRIPTION	AMT	ISSUED
20111800	REMODEL	38,500	10/07/2011
20081629	REPAIR/RRF	0	10/28/2008
20022210	H/AC	0	12/17/2002
20022065	ELEC OTHER	0	12/04/2002
20021961	NEW BATH	0	11/15/2002
20021882	ADDITION	0	11/04/2002

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2769/1911	2/24/2025	QC	U	I	11	100
GRANTOR: MARTIN DONALD K						
GRANTEE: MARTIN DONALD KRAIG						
1919/1657	5/28/2014	WD	Q	I	02	485,000
GRANTOR: HABIG BARBARA JANE						
GRANTEE: MARTIN DONALD K & K						

EXTRA FEATURES		2815 OCEAN MIST DR, FERNANDINA BEACH														
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	0			6.50	100	1994	1994	3	66	5,234	
2	1243	WD DECK F	0	100	22	8			3.20	100	2000	2000	3	20	113	

TOTAL OB/XF												
5,347												

BUILDING NOTES												
----------------	--	--	--	--	--	--	--	--	--	--	--	--

BUILDING DIMENSIONS												
BAS=[YR=1994] W13 U2 L2 W4 D2 L2 W2 PTO=[YR=1994] N5W22S5												
FOP=[YR=1994] S5 E22 N5 W22\$ E22\$ S5 W22 N5 W14 S33 E11 N2 E6												
FOP=[YR=1994] S2 E12 N2W2 N4W8S4W2\$ E2N4E8S4E10												
FGR=[YR=1994] S23 E10 S2 E12 N25 W22\$ E22 N31\$.												

LAND DESCRIPTION		TOTAL OB/XF 5,347																						
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	0003	R-1	0.00	0.00	1.00	LT		1.00	1.00	1.00	405,000.00	405,000.00	405,000							