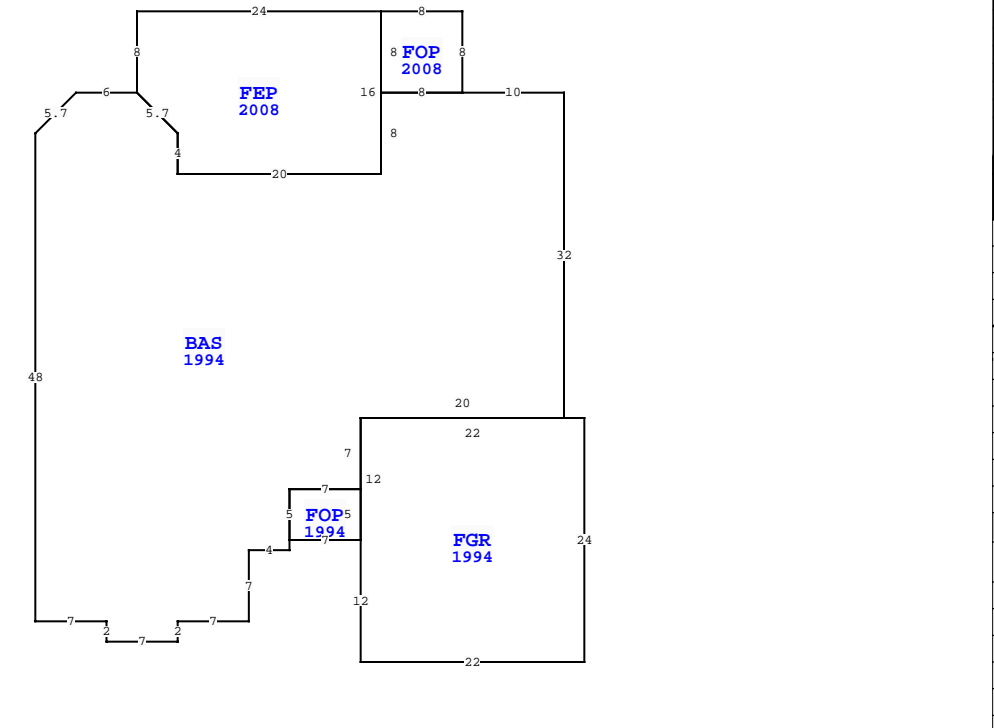


BUILDING CHARACTERISTICS	
ELEMENT	CD CONSTRUCTION
Exterior Wall	16 WD FR STUC 90
Exterior Wall	10 ABOVE AVG 10
Roof Structure	03 GABLE/HIP 100
Roof Cover	03 COMP SHNGL 100
Interior Wall	05 DRYWALL 100
Interior Floor	14 CARPET 80
Interior Floor	07 CORK/VTILE 20
Air Condition	03 CENTRAL 100
Heating Type	04 AIR DUCTED 100
Bedrooms	3 100
Bathrooms	2.5 100
Frame	02 WOOD FRAME 100
Stories	1. 1.100
Units	0 100
Occupancy	00 NONE 100

MARKET ADJUSTMENTS											
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
0900	01	2,630	115.1040	151.94	399,602	1994	1994	0	0	14.95	85.05



Quality	05 Quality Level 05				
DOR CODE	0100 SINGLE FAMILY				
MAP NUM	MKT AREA 01				
NEIGHBORHOOD/LOC	1081.00				
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	2,023	100	1994	2,023	261,422
FEP	360	80	2008	288	37,217
FGR	528	55	1994	290	37,476
FOP	35	30	1994	10	1,292
FOP	64	30	2008	19	2,455
TOTALS	3,010			2,630	339,862

BLD DATE	LGL DATE	05/06/2025	MLU
XF DATE	LAND DATE		
INC DATE	AG DATE		

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	0500	FP-PRE FAB	0	100	0	1.00	UT	3,500.00	3,500.00	100	1994	1994	3	74	2,590	
2	0811	CONCRETE B	0	100	0	840.00	SF	5.20	5.20	100	1994	1994	3	66	2,883	
3	1242	WD DECK A	0	100	0	339.00	SF	10.00	10.00	100	2007	2007	3	27	915	
4	0476	VF 6 SBPL	0	100	0	20.00	LF	32.00	32.00	100	2010	2010	3	76	486	
5	0470	VNYL GATE	0	100	0	1.00	UT	300.00	300.00	100	2010	2010	3	76	228	

2819 OCEAN MIST DR, FERNANDINA BEACH												TOTAL OB/XF		7,102
--------------------------------------	--	--	--	--	--	--	--	--	--	--	--	-------------	--	-------

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	0003	R-1	0.00	0.00	1.00	LT		1.00	1.00	1.25	405,000.00	506,250.00	506,250							

NASSAU COUNTY PROPERTY			
VALUATION SUMMARY		PAGE 1 of 1	
VALUATION BY	STANDARD		
Tax Group: 2	Tax Dist:		
BUILDING MARKET VALUE	339,862		
TOTAL MARKET OB/XF VALUE	7,102		
TOTAL LAND VALUE - MARKET	506,250		
TOTAL MARKET VALUE	853,214		
SOH/AGL Deduction	616,047		
ASSESSED VALUE	237,167		
TOTAL EXEMPTION VALUE	HX HB 50,722		
BASE TAXABLE VALUE	186,445		
TOTAL JUST VALUE	853,214		
NCON VALUE	0		
INCOME VALUE			
PREVIOUS YEAR MKT VALUE	674,889		

PERMIT NUM	DESCRIPTION	AMT	ISSUED
20070389	REPAIR/RRF	9,700	03/05/2007
20070380	ELEC OTHER	750	03/01/2007
20070171	REPAIR/RRF	15,000	01/30/2007
8264	NEW CONSTR	66,850	04/14/1994

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
0710/0077	7/27/1994	WD Q	Q	I		151,500
GRANTOR: ATLANTIC BUILDERS INC						
GRANTEE: CULBRETH JOHN D & P						
0704/0073	5/09/1994	WD U	V	19		30,000
GRANTOR: CHAMPION THOMAS D & T						
GRANTEE: ATLANTIC BUILDERS						

BUILDING NOTES

BUILDING DIMENSIONS
BAS=[YR=1994] W10 FOP=[YR=2008] N8 W8 FEP=[YR=2008] W24 S8 D4 R4 S4 E20 N16\$ S8 E8\$ W8 S8 W20 N4 L4 U4 W6 L4 D4 S48 E7 S2 E7 N2 E7 N7 E4 N1 FOP=[YR=1994] E7 FGR=[YR=1994] S12 E22 N24 W22 S12\$ N5 W7 S5\$ N5 E7 N7 E20 N32\$.