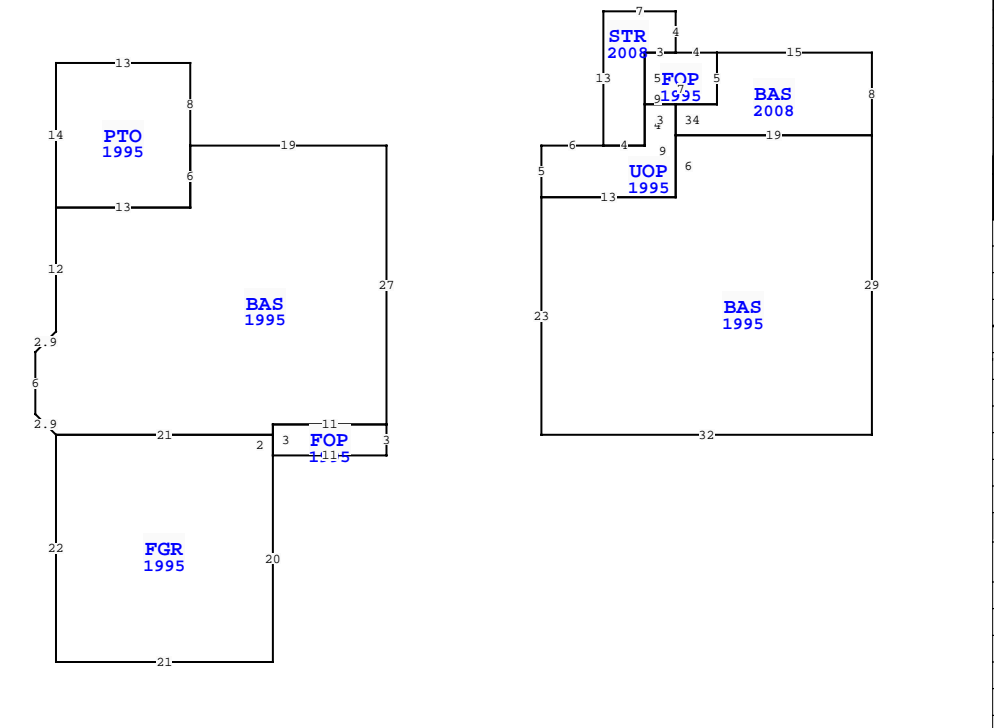


BUILDING CHARACTERISTICS	
ELEMENT	CD CONSTRUCTION
Exterior Wall	16 WD FR STUC 100
Roof Structur	03 GABLE/HIP 100
Roof Cover	03 COMP SHNGL 100
Interior Wall	05 DRYWALL 100
Interior Floo	11 CLAY TILE 50
Interior Floo	14 CARPET 50
Air Condition	03 CENTRAL 100
Heating Type	04 AIR DUCTED 100
Bedrooms	3 100
Bathrooms	3 100
Frame	02 WOOD FRAME 100
Stories	2. 2. 100
Units	0 100
Occupancy	00 NONE 100
Quality	05 Quality Level 05
DOR CODE	0100 SINGLE FAMILY
MAP NUM	MKT AREA 01

MARKET ADJUSTMENTS											
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
0900	01	2,109	126.6650	167.20	352,625	1995	1997	0	0	13.50	86.50

NASSAU COUNTY PROPERTY		PAGE 1 of 1	2
VALUATION SUMMARY			
VALUATION BY	STANDARD		
Tax Group: 2	Tax Dist:		
BUILDING MARKET VALUE			305,021
TOTAL MARKET OB/XF VALUE			4,278
TOTAL LAND VALUE - MARKET			506,250
TOTAL MARKET VALUE			815,549
SOH/AGL Deduction			486,892
ASSESSED VALUE			328,657
TOTAL EXEMPTION VALUE	HX HB		50,722
BASE TAXABLE VALUE			277,935
TOTAL JUST VALUE			815,549
NCON VALUE			0
INCOME VALUE			
PREVIOUS YEAR MKT VALUE			638,659



AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	823	100	1995	823	119,029
BAS	850	100	1995	850	122,934
BAS	132	100	2008	132	19,091
FGR	462	55	1995	254	36,736
FOP	33	30	1995	10	1,446
FOP	35	30	1995	10	1,446
PTO	182	5	1995	9	1,302
STR	64	10	2008	6	868
UOP	77	20	1995	15	2,169
TOTALS	2,658			2,109	305,021

986 OCEAN OVERLOOK DR, FERNANDINA BEACH, FL 32034
 BLD DATE 03/11/2014 KK LGL DATE 05/06/2025 MLU
 XF 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	0812	CONCRETE C	0	100	0	1,344.00	SF	4.00	4.00	100	1995	1995	3	68	3,656	
2	0476	VF 6 SBPL	0	100	0	24.00	LF	32.00	32.00	100	2012	2012	3	81	622	

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	DPHT FACT	% COND	TOT ADJ	UNIT PRICE	ADJ UNIT PRICE	LAND VALUE	OTHER ADJUSTMENTS AND NOTES	YEAR	DENSITY	DECL	FRZ	YR	CONSVR
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							

PERMIT NUM	DESCRIPTION	AMT	ISSUED
20102119	H/AC	3,874	12/10/2010
20101503	XFOB	500	09/02/2010
20080471	REPAIR/RRF	5,000	03/25/2008
20062226	H/AC	2,500	09/25/2006
20061894	OTHER	3,000	08/10/2006
20011737	ADDITION	11,000	07/23/2001

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1913/0211	4/15/2014	WD	Q	I	01	325,000

GRANTOR: WATSON CAROLYN DEAN T
 GRANTEE: SHECKELLS RICHARD L
 1875/1841 8/23/2013 QC U I 11 100
 GRANTOR: WATSON CAROLYN D
 GRANTEE: WATSON CAROLYN DEAN

BUILDING NOTES

BUILDING DIMENSIONS
BAS=[YR=1995] W19 PTO=[YR=1995] N8 W13 S14 E13 N6 \$ S6 W13 S12 D2 L2 S6 R2 D2 FGR=[YR=1995] S22 E21 N20 FOP=[YR=1995] E11 N3 W11 S3 \$ N2 W21 \$ E21 N1 E11 N27 \$ PTR=E15 UOP=[YR=1995] E6 STR=[YR=2008] N13 E7 S4 FOP=[YR=1995] E4 BAS=[YR=2008] E15 S8 BAS=[YR=1995] S29 W32 N23 E13 N6 E19 \$ W19 N3 E4 N5\$ S5 W7 N5 E3\$ W3 S9 W4\$ E4 N4 E3 S9 W13 N5\$ W15 \$.