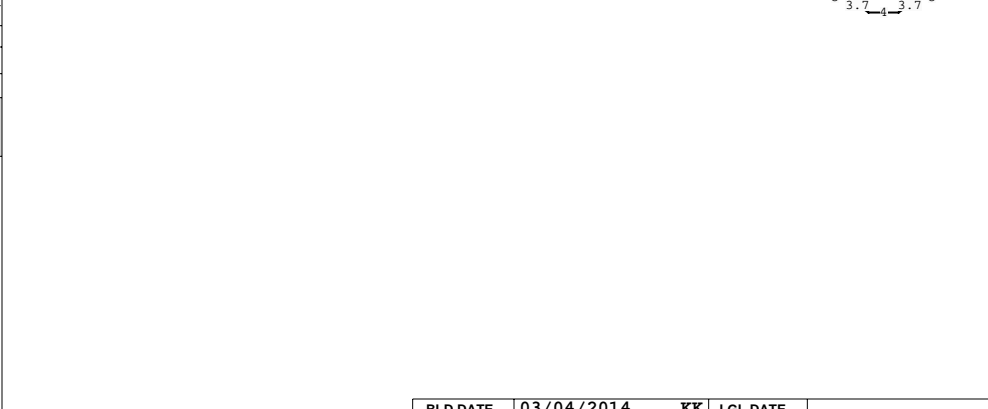


BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	16	WD FR STUC 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	12	HARDWOOD 70
Interior Floo	15	HARDTILE 30
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		4 100
Bathrooms		2.5 100
Frame	02	WOOD FRAME 100
Stories	2.	2. 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	2,468	122.9184	162.25	400,433	1994	2000		0	0	12.00	88.00	
1 SNGL FAM - 100% - 2016 Heated Area: 2090 HX Base Yr 2016													



NASSAU COUNTY PROPERTY			
VALUATION SUMMARY			PAGE 1 of 1
VALUATION BY			STANDARD
Tax Group: 2	Tax Dist:		
BUILDING MARKET VALUE			352,381
TOTAL MARKET OB/XF VALUE			58,391
TOTAL LAND VALUE - MARKET			506,250
TOTAL MARKET VALUE			917,022
SOH/AGL Deduction			515,154
ASSESSED VALUE			401,868
TOTAL EXEMPTION VALUE	HX HB		50,722
BASE TAXABLE VALUE			351,146
TOTAL JUST VALUE			917,022
NCON VALUE			0
INCOME VALUE			
PREVIOUS YEAR MKT VALUE			738,731

EXTRA FEATURES					
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	860	100	1994	860	122,791
FGR	400	55	1994	220	31,412
FOP	44	30	1994	13	1,856
FUS	1,230	100	1994	1,230	175,620
PTO	392	5	2008	20	2,856
UOP	627	20	2008	125	17,847
TOTALS	3,553			2,468	352,381

PERMIT NUM	DESCRIPTION	AMT	ISSUED
20200311	SWIM POOL	30,000	08/17/2020
20032303	XFOB	5,000	01/08/2003
20022106	REPAIR/RRF	1,000	12/09/2002
20022044	H/AC	1,000	11/29/2002
20022045	REMODEL	1,000	11/29/2002
20021983	REPAIR/RRF	4,000	11/19/2002

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1871/0073	8/01/2013	WD	Q	I	01	375,000
GRANTOR: PALMER STEPHANIE H &						
GRANTEE: KING ADAM A & CHRIS						
0856/0212	11/18/1998	WD	Q	I		191,200
GRANTOR: MEADOWS JAMES C & LEI						
GRANTEE: PALMER STEPHANIE &						

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	0810	CONCRETE A	0	100	0	1,376.00	SF	6.50	6.50	100	1994	1994	3	66	5,903	
3	0810	CONCRETE A	0	100	16	48.00	SF	6.50	6.50	100	1994	1994	3	66	206	
4	0810	CONCRETE A	0	100	29	261.00	SF	6.50	6.50	100	1996	1996	3	70	1,188	
5	0810	CONCRETE A	0	100	0	29.00	SF	6.50	6.50	100	1996	1996	3	70	132	
6	0855	CONC PAVER	0	100	0	69.00	SF	10.00	10.00	100	2010	2010	3	90	621	
7	0861	POOL GUNIT	0	100	0	372.00	SF	85.00	85.00	100	2021	2021	3	93	29,407	
8	0857	SANDSTONE/	0	100	0	1,034.00	SF	16.00	16.00	100	2021	2021	3	100	16,544	
9	0871	POOL HTR R	0	100	0	1.00	UT	2,000.00	2,000.00	100	2021	2021	3	90	1,800	
TOTALS														58,391		

BUILDING NOTES			
988 OCEAN OVERLOOK DR, FERNANDINA BEACH			

BUILDING DIMENSIONS			
PTO=[YR=2008] W49 S8 FGR=[YR=1994] S20 E20 BAS=[YR=1994] S8 E5 FOP=[YR=1994] S5 E10 N3 W3 N2 W7\$ E7 S2 E4 R3 D2 E4 U2 R3 E3 N30 W29 S20\$ N20 W20\$ E49 N8\$ PTR=E15 UOP=[YR=2008] E19 S3 E38 S10 FUS=[YR=1994] S30 W3 L3 D2 W4 U2 L3 W3 N2 W12 N8 W20 N20 E48\$ W57 N13\$ W15\$.			

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							