

W 105 FT OF E 132 FT OF S  
136 1/2FT OF N 1/2 OF LOT 4  
IN OR 2367/1433

FOX GEORGE K & MICHELE O L/E/  
1524 CALHOUN ST  
FERNANDINA BEACH, FL 32034

2025

00-00-31-1600-0004-0080



| BUILDING CHARACTERISTICS |    |                |
|--------------------------|----|----------------|
| ELEMENT                  | CD | CONSTRUCTION   |
| Exterior Wall            | 05 | AVERAGE 80     |
| Exterior Wall            | 23 | REINF CONC 20  |
| Roof Structure           | 03 | GABLE/HIP 100  |
| Roof Cover               | 03 | COMP SHNGL 100 |
| Interior Wall            | 05 | DRYWALL 100    |
| Interior Floor           | 11 | CLAY TILE 50   |
| Interior Floor           | 12 | HARDWOOD 50    |
| 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    |
| Occupancy                | 00 | NONE 100       |

|          |      |                  |
|----------|------|------------------|
| Quality  | 03   | Quality Level 03 |
| DOR CODE | 0100 | SINGLE FAMILY    |

|                  |         |          |    |
|------------------|---------|----------|----|
| MAP NUM          |         | MKT AREA | 01 |
| NEIGHBORHOOD/LOC | 1007.00 |          |    |

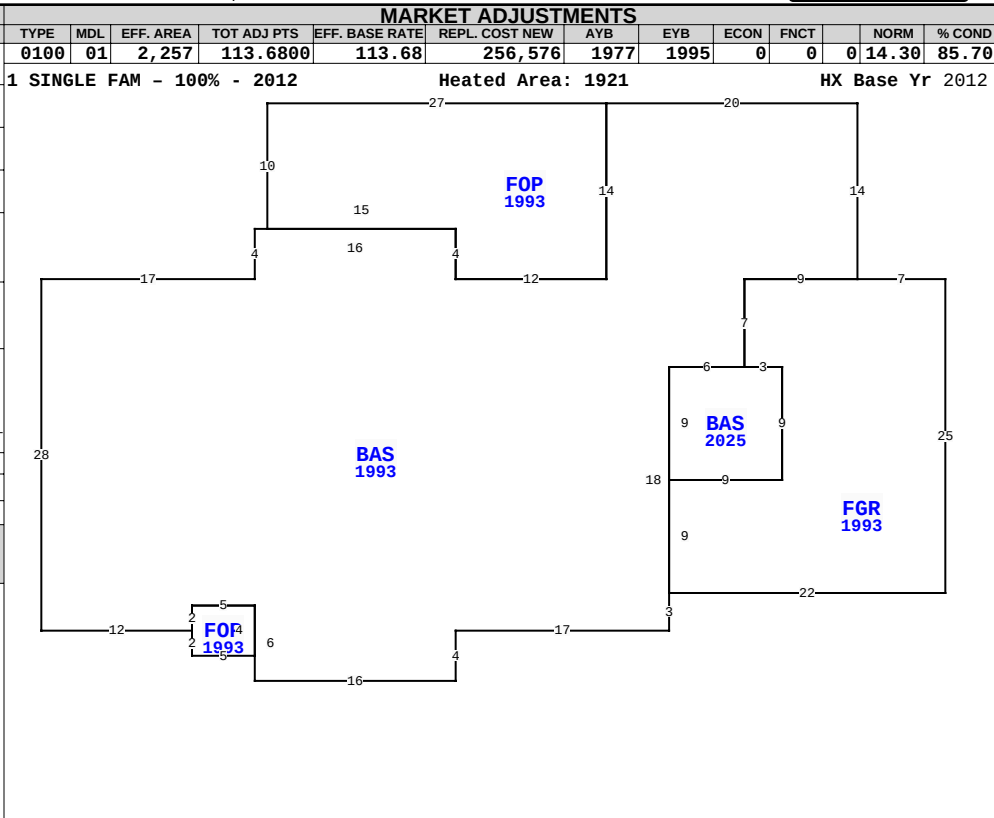
| AREA TYPE | TOTAL GROSS AREA | PCT OF BASE | YEAR | TOT ADJ AREA | SUBAREA MARKET VALUE |
|-----------|------------------|-------------|------|--------------|----------------------|
| BAS       | 1,840            | 100         | 1993 | 1,840        | 179,260              |
| BAS       | 81               | 100         | 2025 | 81           | 7,891                |
| FGR       | 427              | 55          | 1993 | 235          | 22,895               |
| FOP       | 20               | 30          | 1993 | 6            | 584                  |
| FOP       | 318              | 30          | 1993 | 95           | 9,256                |

|        |       |  |  |       |         |
|--------|-------|--|--|-------|---------|
| TOTALS | 2,686 |  |  | 2,257 | 219,886 |
|--------|-------|--|--|-------|---------|

| EXTRA FEATURES |            |             |     |     |    |    |          |    |          |
|----------------|------------|-------------|-----|-----|----|----|----------|----|----------|
| L N            | OB/XF CODE | DESCRIPTION | BLD | CAP | L  | W  | UNITS    | UT | Adj R    |
| 1              | 0500       | FP-PRE FAB  | 0   | 100 | 0  | 0  | 1.00     | UT | 3,500.00 |
| 2              | 0810       | CONCRETE A  | 0   | 100 | 50 | 6  | 300.00   | SF | 6.50     |
| 3              | 0810       | CONCRETE A  | 0   | 100 | 0  | 0  | 2,135.00 | SF | 6.50     |
| 4              | 0825       | BRICK       | 0   | 100 | 0  | 0  | 665.00   | SF | 8.75     |
| 5              | 1242       | WD DECK A   | 0   | 100 | 27 | 27 | 729.00   | SF | 10.00    |

| LAND DESCRIPTION |          |     |                      |     |      |          |        |        |             |
|------------------|----------|-----|----------------------|-----|------|----------|--------|--------|-------------|
| L N              | USE CODE | CLS | LAND USE DESCRIPTION | CAP | R D  | LOC ZONE | FRONT  | DEPTH  | TOT LND UTS |
| 1                | 000100   | C   | RES                  | 100 | 0006 | R-1      | 105.00 | 137.00 | 1.00        |

|             |            |    |    |
|-------------|------------|----|----|
| REVIEW DATE | 05/21/2024 | BY | DJ |
|-------------|------------|----|----|



|          |            |    |           |            |
|----------|------------|----|-----------|------------|
| BLD DATE | 04/08/2015 | KK | LGL DATE  |            |
| XF DATE  |            |    | LAND DATE | 04/09/2025 |
| INC DATE |            |    | AG DATE   | MLU        |

| TOTAL OB/XF |  |  |  |  |  |  |  |  |  |
|-------------|--|--|--|--|--|--|--|--|--|
| 12,672      |  |  |  |  |  |  |  |  |  |

| TOTAL OB/XF |  |  |  |  |  |  |  |  |  |
|-------------|--|--|--|--|--|--|--|--|--|
| 12,672      |  |  |  |  |  |  |  |  |  |

|              |      |                   |         |         |   |               |   |
|--------------|------|-------------------|---------|---------|---|---------------|---|
| Total Acres: | 0.00 | Total Land Value: | 300,000 | Market: | 0 | Agricultural: | 0 |
|--------------|------|-------------------|---------|---------|---|---------------|---|

| NASSAU COUNTY PROPERTY    |  | PAGE 1 of 1     | 2 |
|---------------------------|--|-----------------|---|
| VALUATION SUMMARY         |  |                 |   |
| VALUATION BY              |  | STANDARD        |   |
| Tax Group: 2              |  | Tax Dist:       |   |
| BUILDING MARKET VALUE     |  | 219,886         |   |
| TOTAL MARKET OB/XF VALUE  |  | 12,672          |   |
| TOTAL LAND VALUE - MARKET |  | 300,000         |   |
| TOTAL MARKET VALUE        |  | 532,558         |   |
| SOH/AGL Deduction         |  | 326,190         |   |
| ASSESSED VALUE            |  | 206,368         |   |
| TOTAL EXEMPTION VALUE     |  | HX HB<br>50,722 |   |
| BASE TAXABLE VALUE        |  | 155,646         |   |
| TOTAL JUST VALUE          |  | 532,558         |   |
| NCON VALUE                |  | 4,774           |   |
| INCOME VALUE              |  |                 |   |
| PREVIOUS YEAR MKT VALUE   |  | 493,795         |   |

| PERMIT NUM | DESCRIPTION | AMT    | ISSUED     |
|------------|-------------|--------|------------|
| 2023-0750  | MBATH       | 45,000 | 01/16/2024 |
| 20051614   | REPAIR/RRF  | 3,000  | 04/18/2005 |
| 20041634   | XFOB        | 2,000  | 09/13/2004 |
| 984450     | REPAIR/RRF  | 2,100  | 10/26/1998 |

| SALES DATA                     |            |           |       |       |        |            |
|--------------------------------|------------|-----------|-------|-------|--------|------------|
| OFF RECORD Number              | DATE       | TYPE INST | Q / U | V / I | RSN CD | SALE PRICE |
| 2367/1433                      | 6/10/2020  | LE        | U     | I     | 11     | 100        |
| GRANTOR: FOX GEORGE K & MICHEL |            |           |       |       |        |            |
| GRANTEE: FOX RONALD PATRICK    |            |           |       |       |        |            |
| 1770/0687                      | 12/15/2011 | WD        | U     | I     | 38     | 180,000    |
| GRANTOR: ARBO STEPHEN P        |            |           |       |       |        |            |
| GRANTEE: FOX GEORGE K & MICH   |            |           |       |       |        |            |

| BUILDING NOTES                                                                                       |  |  |  |  |  |  |  |  |  |
|------------------------------------------------------------------------------------------------------|--|--|--|--|--|--|--|--|--|
|                                                                                                      |  |  |  |  |  |  |  |  |  |
| BUILDING DIMENSIONS                                                                                  |  |  |  |  |  |  |  |  |  |
| BAS=[YR=1993;ORIG=-7,0] N14 W20 S14 W12 N4 W16 S4 W17 S28 E12 N2 E5 S6 E16 N4 E17 N3 N18 E6 N7 E9 \$ |  |  |  |  |  |  |  |  |  |
| FGR=[YR=1993;ORIG=0,0] W7 W9 S7 E3 S9 W9 S9 E22 N25 \$                                               |  |  |  |  |  |  |  |  |  |
| FOP=[YR=1993;ORIG=-27,-14] W27 S10 E15 S4 E12 N14 \$                                                 |  |  |  |  |  |  |  |  |  |
| FOP=[YR=1993;ORIG=-60,28] S2 E5 N4 W5 S2 \$                                                          |  |  |  |  |  |  |  |  |  |
| BAS=[YR=2025;ORIG=-22,7] E6 E3 S9 W9 N9 \$                                                           |  |  |  |  |  |  |  |  |  |
|                                                                                                      |  |  |  |  |  |  |  |  |  |

| TOTAL OB/XF |  |  |  |  |  |  |  |  |  |
|-------------|--|--|--|--|--|--|--|--|--|
| 12,672      |  |  |  |  |  |  |  |  |  |

|         |         |
|---------|---------|
| Common: | 300,000 |
|---------|---------|