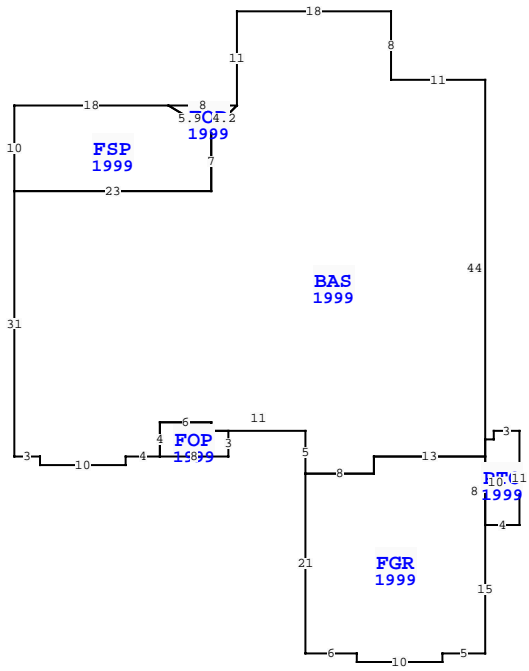


BUILDING CHARACTERISTICS		CONSTRUCTION	
ELEMENT	CD		
Exterior Wall	16	WD FR STUC	100
Roof Structur	03	GABLE/HIP	100
Roof Cover	03	COMP SHNGL	100
Interior Wall	05	DRYWALL	100
Interior Floor	14	CARPET	80
Interior Floor	11	CLAY TILE	20
Air Condition	03	CENTRAL	100
Heating Type	04	AIR DUCTED	100
Bedrooms	4	100	
Bathrooms	2	100	
Frame	02	WOOD FRAME	100
Stories	1.	1. 100	
Units	0	100	
Occupancy	00	NONE	100
Quality	05	Quality Level 05	
DOR CODE	0100	SINGLE FAMILY	
MAP NUM		MKT AREA	01
NEIGHBORHOOD/LOC	1072.00		
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR
BAS	2,221	100	1999
FGR	477	55	1999
FOP	12	30	1999
FOP	30	30	1999
FSP	223	40	1999
PTO	43	5	1999
TOTALS	3,006		

MARKET ADJUSTMENTS											
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
1	SFR	CUST	- 0%	- 2025	473,085	1999	1999	0	0	12.50	87.50
Heated Area: 2221						HX Base Yr					



NASSAU COUNTY PROPERTY		PAGE 1 of 1	2
VALUATION SUMMARY			
VALUATION BY			STANDARD
Tax Group: 2	Tax Dist:		
BUILDING MARKET VALUE			413,949
TOTAL MARKET OB/XF VALUE			8,948
TOTAL LAND VALUE - MARKET			200,000
TOTAL MARKET VALUE			622,897
SOH/AGL Deduction			0
ASSESSED VALUE			622,897
TOTAL EXEMPTION VALUE			0
BASE TAXABLE VALUE			622,897
TOTAL JUST VALUE			622,897
NCON VALUE			0
INCOME VALUE			0
PREVIOUS YEAR MKT VALUE			604,415

PERMIT NUM	DESCRIPTION	AMT	ISSUED
20112155	H/AC	3,000	12/01/2011
B990024	NEW CONSTR	169,368	03/10/1999

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2704/1659	4/08/2024	QC	U	I	11	100

GRANTOR: ZIPPER CHEST I LLC
GRANTEE: KOREY DOUGLAS A LIV
2677/1027 11/03/2023 WD Q I 01 700,000
GRANTOR: SAMUELSON HERBERT L &
GRANTEE: ZIPPER CHEST I LLC

EXTRA FEATURES											
L N	OB/XF CODE	DESCRIPTION	BLD CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE	ORIG COND	YEAR ON
1	0500	FP-PRE FAB	0	0	0	1.00	UT	3,500.00	3,500.00	100	1999
2	0810	CONCRETE A	0	0	0	1,207.00	SF	6.50	6.50	100	1999
3	0810	CONCRETE A	0	0	0	47.00	SF	6.50	6.50	100	1999
TOTAL OB/XF 8,948											

BLD DATE		LGL DATE	
XF DATE	INC DATE	LAND DATE	AG DATE

BUILDING NOTES	
4440 BEAN ST, FERNANDINA BEACH	

BUILDING DIMENSIONS	
BAS=[YR=1999] W11 N8 W18 S11 FOP=[YR=1999] W8 FSP=[YR=1999] W18 S10 E23 N7 U3 L5 \$ D3 R5 U3 R3 \$ D3 L3 S7 W23 S31 E3 S1 E10 N1 E4 FOP=[YR=1999] E8 N3 W2 N1 W6 S4 \$ N4 E6 S1 E11 S5 FGR=[YR=1999] S21 E6 S1 E10 N1 E5 N15 PTO=[YR=1999] E4 N11 W3 S1 W1 S10 \$N8 W13 S2 W8 \$ E8 N2 E13 N44 \$.	

LAND DESCRIPTION		TOTAL OB/XF 8,948																						
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	0		R1-G	0.00	0.00	1.00	UT		1.00	1.00	1.00	200,000.00	200,000.00	200,000							