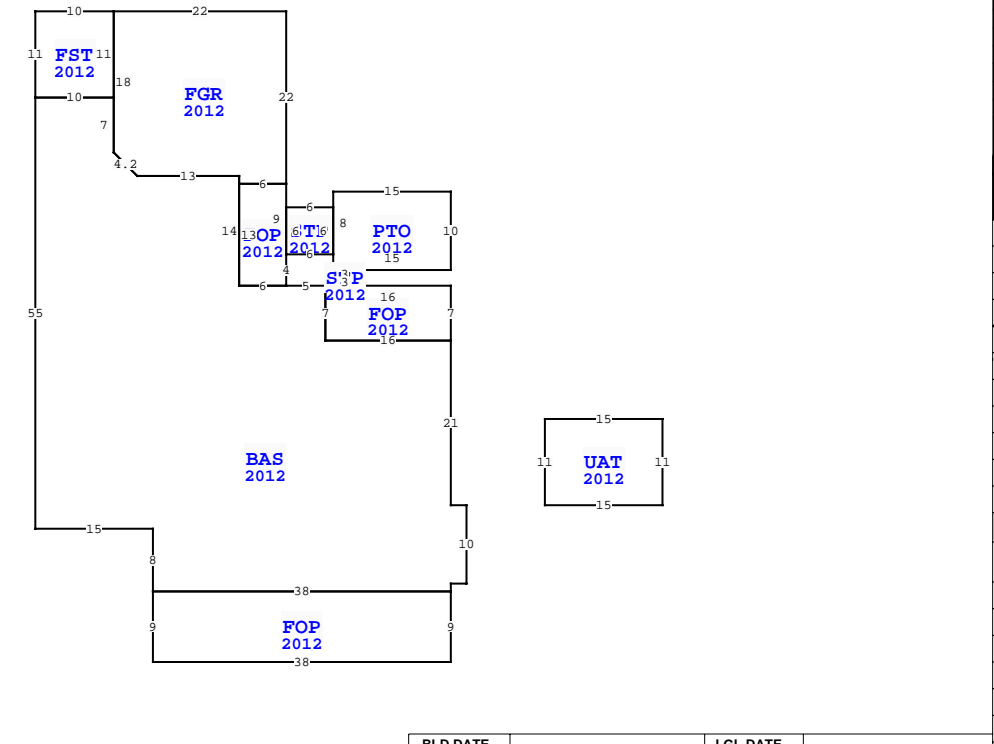


BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	10	ABOVE AVG 100
Roof Structur	08	IRREGULAR 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	12	HARDWOOD 70
Interior Floo	15	HARDTILE 30
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
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	
0500	01	2,828	123.9744	195.88	553,949	2012	2012	0	0	0	5.50	94.50



Quality	05	Quality Level 05			
DOR CODE	0100	SINGLE FAMILY			
MAP NUM		MKT AREA 01			
NEIGHBORHOOD/LOC	1083.00				
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	2,324	100	2012	2,324	430,188
FGR	464	55	2012	255	47,202
FOP	78	30	2012	23	4,257
FOP	112	30	2012	34	6,294
FOP	342	30	2012	103	19,066
FST	110	55	2012	60	11,107
PTO	150	5	2012	8	1,481
STP	6	10	2012	1	185
STP	36	10	2012	4	741
UAT	165	10	2012	16	2,962
TOTALS	3,787			2,828	523,482

2621 BLACKBEARD PL, FERNANDINA BEACH

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	0810	CONCRETE A	0	100	0	1,691.00	SF	7.02	7.02	100	2012	2012	3	92	10,921	
2	0825	BRICK	0	100	25	75.00	SF	12.50	12.50	100	2012	2012	3	98	919	
3	0920	CWALL-WD/M	0	100	0	92.00	LF	390.00	390.00	100	2012	2012	3	50	17,940	
4	0479	VF PICKET	0	100	0	85.00	LF	10.00	10.00	100	2012	2012	3	81	689	
5	0476	VF 6 SBPL	0	100	0	12.00	LF	32.00	32.00	100	2012	2012	3	81	311	

TOTAL OB/XF 30,780

LAND DESCRIPTION																								
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPTH 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	1.10	405,000.00	445,500.00	445,500							

NASSAU COUNTY PROPERTY			PAGE 1 of 1	2
VALUATION SUMMARY				
VALUATION BY		STANDARD		
Tax Group: 2		Tax Dist:		
BUILDING MARKET VALUE		523,482		
TOTAL MARKET OB/XF VALUE		30,780		
TOTAL LAND VALUE - MARKET		445,500		
TOTAL MARKET VALUE		999,762		
SOH/AGL Deduction		582,228		
ASSESSED VALUE		417,534		
TOTAL EXEMPTION VALUE		HX HB 50,722		
BASE TAXABLE VALUE		366,812		
TOTAL JUST VALUE		999,762		
NCON VALUE		0		
INCOME VALUE				
PREVIOUS YEAR MKT VALUE		807,318		

PERMIT NUM	DESCRIPTION	AMT	ISSUED
20120706	WOOD & VINYL FENC	0	04/23/2012
20111458	NEW CONSTR SFR	315,284	08/24/2011

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2531/0068	1/19/2022	WD	U	I	11	100

GRANTOR: MALONE JEFFREY W
GRANTEE: MALONE JEFFREY W &
2394/1184 9/22/2020 FJ U I 11 0
GRANTOR: CLERK OF COURT
GRANTEE: MALONE JEFFREY W

BUILDING NOTES

BUILDING DIMENSIONS
BAS=[YR=2012] W2N21 FOP=[YR=2012] N7W16S7 E16S W16N7W5 FOP=[YR=2012] N4 STP=[YR=2012] E6 PTO=[YR=2012] S2 STP=[YR=2012] S2E3N2W3S E15N10W15S8S N6W6S6S N9 FGR=[YR=2012] N22 W22 FST=[YR=2012] W10 S11E10N11S S18 D3 R3 E13S1E6S W6S13E6S W6N14W13 U3 L3 N7 W10 S55E15S8 FOP=[YR=2012] S9E38N9W38S E38N1E2N10S PTR=E10 UAT=[YR=2012] E15N11W15S11S W10S.