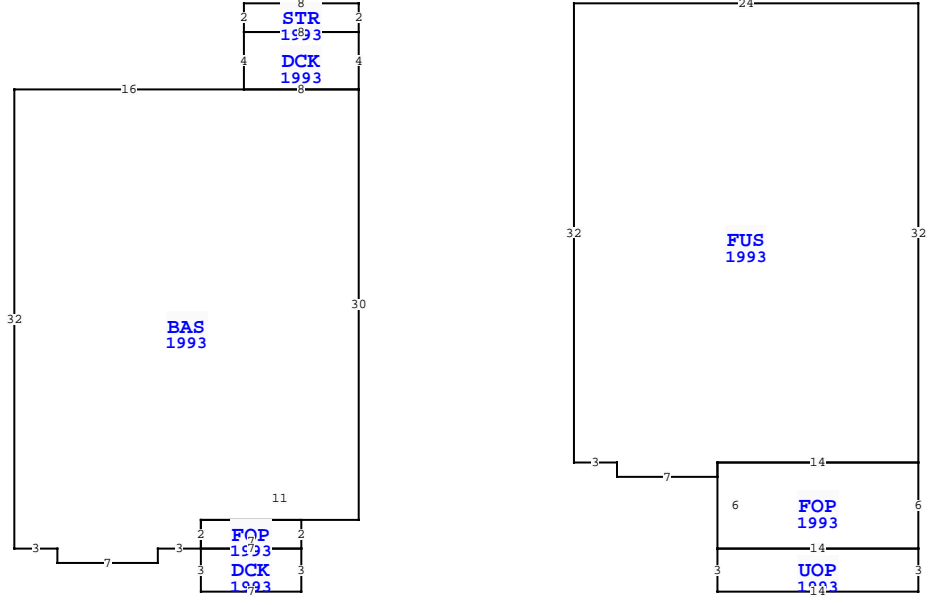


BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	05	AVERAGE 50
Exterior Wall	15	CONC BLOCK 50
Roof Structure	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floor	14	CARPET 100
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2.5 100
Frame	02	WOOD FRAME 100
Stories	2.	2. 100
Units		0 100
BUD8 Adjustme	02	DIST FB 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	
1	TOWNHOUSE	-	100%	-	2020							
					Heated Area: 1528			HX Base Yr 2020				



Quality	03	Quality Level 03			
DOR CODE	0100	SINGLE FAMILY			
MAP NUM		MKT AREA 01			
NEIGHBORHOOD/LOC	1069.00				
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	753	100	1993	753	109,496
DCK	21	10	1993	2	291
DCK	32	10	1993	3	437
FOP	14	30	1993	4	582
FOP	84	30	1993	25	3,635
FUS	775	100	1993	775	112,695
STR	16	10	1993	2	291
UOP	42	20	1993	8	1,164
TOTALS	1,737			1,572	228,589

NASSAU COUNTY PROPERTY			
VALUATION SUMMARY			PAGE 1 of 1
VALUATION BY			STANDARD
Tax Group: 2			Tax Dist:
BUILDING MARKET VALUE			228,589
TOTAL MARKET OB/XF VALUE			0
TOTAL LAND VALUE - MARKET			360,000
TOTAL MARKET VALUE			588,589
SOH/AGL Deduction			367,892
ASSESSED VALUE			220,697
TOTAL EXEMPTION VALUE	HX HB		50,722
BASE TAXABLE VALUE			169,975
TOTAL JUST VALUE			588,589
NCON VALUE			0
INCOME VALUE			
PREVIOUS YEAR MKT VALUE			449,394

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B020357	REPAIR/RRF	5,000	03/01/2002

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2659/688	7/21/2023	QC	U	I	11	100

GRANTOR: O'HARA ROBERT P & SHE
GRANTEE: O'HARA CAITLIN T
2319/1120 11/11/2019 WD Q I 02 385,000
GRANTOR: WILEY JAMES J & LAURE
GRANTEE: O'HARA ROBERT & SHE

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

BLD DATE	09/25/2012	KK	LGL DATE	
XF DATE			LAND DATE	05/07/2025
INC DATE			AG DATE	
3165 S FLETCHER AV 10, FERNANDINA BEACH FL 32034 MLU				

BUILDING NOTES												

BUILDING DIMENSIONS												
STR=[YR=1993] W8 S2 DCK=[YR=1993] S4 BAS=[YR=1993] W16 S32 E3 S1 E7 N1 E3 DCK=[YR=1993] S3 E7 N3 FOP=[YR=1993] N2 W7 S2 E7\$ W7\$N2 E11 N30 W8\$ E8 N4 W8\$ E8 N2 PTR=E15 FUS=[YR=1993] E24 S32 FOP=[YR=1993] S6 UOP=[YR=1993] S3 W14 N3 E14\$ W14 N6 E14\$ W14 S1 W7 N1 W3 N32\$ 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	DPHT 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-3	0.00	0.00	1.00	LT		1.00	1.00	1.20	300,000.00	360,000.00	360,000								