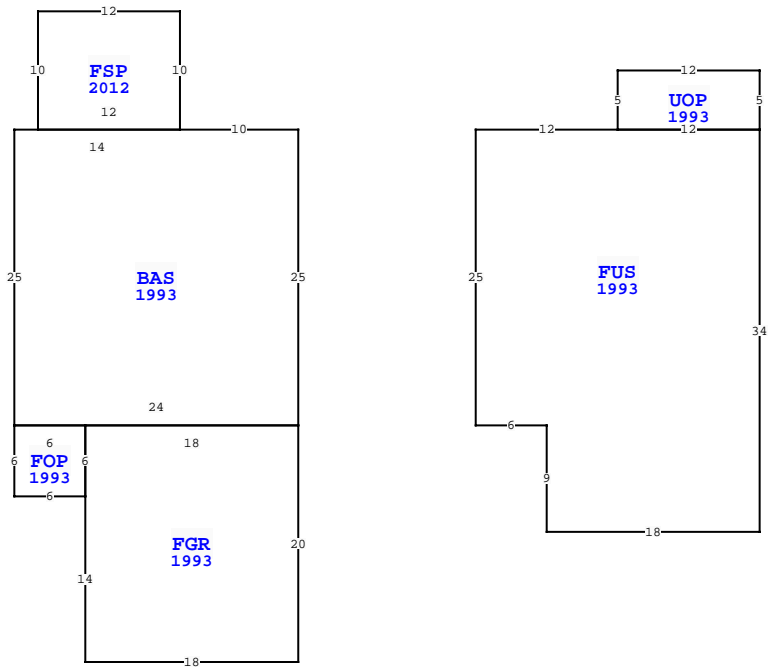


BUILDING CHARACTERISTICS					
ELEMENT	CD				
Exterior Wall	05 AVERAGE 60				
Exterior Wall	15 CONC BLOCK 40				
Roof Structure	03 GABLE/HIP 100				
Roof Cover	03 COMP SHNGL 100				
Interior Wall	05 DRYWALL 100				
Interior Floor	14 CARPET 100				
Air Condition	03 CENTRAL 100				
Heating Type	04 AIR DUCTED 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				
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	600	100	1993	600	90,672
FGR	360	55	1993	198	29,922
FOP	36	30	1993	11	1,663
FSP	120	40	2012	48	7,254
FUS	762	100	1993	762	115,154
UOP	60	20	1993	12	1,814
TOTALS	1,938			1,631	246,477

MARKET ADJUSTMENTS											
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
1	TOWNHOUSE	- 0%	- 0	185.88	303,170	1983	1983	0	0	18.70	81.30
Heated Area: 1362 HX Base Yr											



NASSAU COUNTY PROPERTY		PAGE 1 of 1
VALUATION SUMMARY		2
VALUATION BY	Tax Group: 2	STANDARD
BUILDING MARKET VALUE	Tax Dist:	246,477
TOTAL MARKET OB/XF VALUE		0
TOTAL LAND VALUE - MARKET		300,000
TOTAL MARKET VALUE		546,477
SOH/AGL Deduction		213,498
ASSESSED VALUE		332,979
TOTAL EXEMPTION VALUE		0
BASE TAXABLE VALUE		332,979
TOTAL JUST VALUE		546,477
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		382,605

PERMIT NUM	DESCRIPTION	AMT	ISSUED
20111703	ELEC OTHER	500	09/27/2011
20052586	REPAIR/RRF	2,000	08/31/2005

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2343/1282	2/28/2020	WD	Q	I	01	295,000
GRANTOR: ISLAND WATCHTOWER LLC						
GRANTEE: STAM VENTURES LLC						
2343/1279	2/26/2020	QC	U	I	11	100
GRANTOR: WANG EUGENE & SING YO						
GRANTEE: ISLAND WATCHTOWER L						

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
3165 1ST AVE 18, FERNANDINA BEACH																
BLD DATE 09/25/2012 KK LGL DATE 05/07/2025 MLU																
XF DATE INC DATE AG DATE																

BUILDING NOTES	

BUILDING DIMENSIONS	
BAS=[YR=1993] W10 FSP=[YR=2012] N10 W12 S10 E12\$ W14 S25	
FOP=[YR=1993] S6 E6 FGR=[YR=1993] S14 E18 N20 W18 S6 \$ N6	
W6\$ E24 N25\$ PTR=E15 FUS=[YR=1993] E12 UOP=[YR=1993] N5 E12	
S5 W12\$ E12 S34 W18 N9 W6 N25\$ W15\$.	

LAND DESCRIPTION																								
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	0006	R-3	0.00	0.00	1.00	LT		1.00	1.00	1.00	300,000.00	300,000.00	300,000							