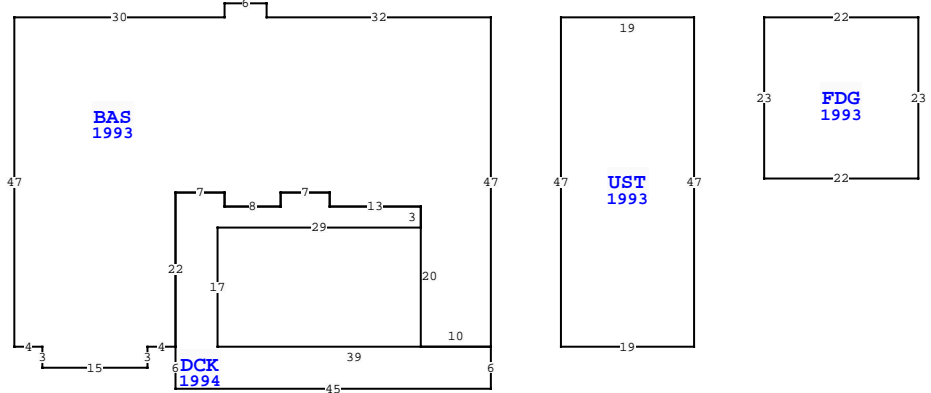


BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	10	ABOVE AVG 50
Exterior Wall	17	CB STUCCO 50
Roof Structure	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 50
Interior Wall	06	CUST PANEL 50
Interior Floor	14	CARPET 80
Interior Floor	11	CLAY TILE 20
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		3 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 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	SINGLE FAM	- 100%	- 0									Heated Area: 2525 HX Base Yr	



Quality	03	Quality Level 03			
DOR CODE	0100	SINGLE FAMILY			
MAP NUM		MKT AREA 01			
NEIGHBORHOOD/LOC	1044.00				
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	2,525	100	1993	2,525	82,611
DCK	505	10	1994	50	1,636
FDG	506	60	1993	304	9,946
UST	893	45	1993	402	13,153
TOTALS	4,429			3,281	107,346

2850 BILL MELTON RD, FERNANDINA BEACH
 BLD DATE: _____ LGL DATE: 05/08/2025
 XF DATE: _____ LAND DATE: _____ MLU
 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	0812	CONCRETE C	0	100	0	0	2,750.00	SF	4.00	4.00	100	1984	1984	3	41	4,510	
2	0500	FP-PRE FAB	0	100	0	0	1.00	UT	3,500.00	3,500.00	100	1984	1984	3	54	1,890	
3	0861	POOL GUNIT	0	100	29	17	493.00	SF	85.00	85.00	100	1984	1984	3	20	8,381	
4	0877	JACUZZI	0	100	0	0	1.00	UT	1,000.00	1,000.00	100	1984	1984	3	20	200	

LAND DESCRIPTION														TOTAL OB/XF 14,981										
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	100		R-1	91.00	165.00	91.00	FF		1.00	1.00	1.00	6,000.00	6,000.00	546,000							

NASSAU COUNTY PROPERTY			
VALUATION SUMMARY			PAGE 1 of 1
VALUATION BY			STANDARD
Tax Group: 2	Tax Dist:		
BUILDING MARKET VALUE			107,346
TOTAL MARKET OB/XF VALUE			14,981
TOTAL LAND VALUE - MARKET			546,000
TOTAL MARKET VALUE			668,327
SOH/AGL Deduction			366,392
ASSESSED VALUE			301,935
TOTAL EXEMPTION VALUE	HX HB WR		55,722
BASE TAXABLE VALUE			246,213
TOTAL JUST VALUE			668,327
NCON VALUE			0
INCOME VALUE			
PREVIOUS YEAR MKT VALUE			706,151

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B0040195	REPAIR/RRF	6,000	02/02/2004

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2775/603	3/07/2025	SW	Q	I	01	670,000
GRANTOR: PINELLAS EQUITIES LLC						
GRANTEE: WOODCOCK HOMES LLC						
2774/1254	3/07/2025	WD	Q	I	01	660,000
GRANTOR: WOOD BRADLEY L LVG TR						
GRANTEE: PINELLAS EQUITIES L						

BUILDING NOTES

BUILDING DIMENSIONS
 BAS=[YR=1993] W32 N2 W6S2W30S47 E4 S3 E15 N3 E4 DCK=[YR=1994] S6E45 N6 W39 N17 E29N3 W13 N2 W7 S2 W8 N2 W7 S22\$ N22E7 S2 E8 N2 E7 S2 E13 S20 E10 N47\$ PTR= E10 UST=[YR=1993] E19 S47 W19 N47\$ W10\$ PTR= E39FDG=[YR=1993] E22 S23 W22 N23\$ W39\$.