

BUILDING CHARACTERISTICS		CONSTRUCTION	
ELEMENT	CD		
Exterior Wall	05	AVERAGE 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	08	SHT VINYL 20	
Air Condition	03	CENTRAL 100	
Heating Type	04	AIR DUCTED 100	
Bedrooms		3 100	
Bathrooms		2 100	
Frame	02	WOOD FRAME 100	
Stories	1.	1. 100	
Units		0 100	
Occupancy	00	NONE 100	
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
BAS	1,361	100	1993
FGR	381	55	1993
FSP	180	40	1993
PTO	156	5	1993
TOTALS	2,078		
		1,651	152,515

MARKET ADJUSTMENTS												
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND	
0100	01	1,651	109.0000	109.00	179,959	1992	1992	0	0	0	15.25	84.75
1 SINGLE FAM - 0% - 0 Heated Area: 1361 HX Base Yr												

NASSAU COUNTY PROPERTY		PAGE 1 of 1	2
VALUATION SUMMARY			
VALUATION BY			STANDARD
Tax Group: 2	Tax Dist:		
BUILDING MARKET VALUE			152,515
TOTAL MARKET OB/XF VALUE			4,881
TOTAL LAND VALUE - MARKET			540,000
TOTAL MARKET VALUE			697,396
SOH/AGL Deduction			194,050
ASSESSED VALUE			503,346
TOTAL EXEMPTION VALUE			0
BASE TAXABLE VALUE			503,346
TOTAL JUST VALUE			697,396
NCON VALUE			0
INCOME VALUE			
PREVIOUS YEAR MKT VALUE			555,346

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B983213	REMODEL	14,700	02/20/1998
7404	NEW CONSTR	63,140	10/29/1992

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1218/0069	3/26/2004	WD Q	Q	I		245,000
GRANTOR: WATTS GEORGE W JR & C						
GRANTEE: RAUSCHMAYER DENNIS						
0904/0016	10/18/1999	WD Q	Q	I		145,500
GRANTOR: ORLANDO JAMES V III &						
GRANTEE: WATTS GEORGE W JR &						

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	0811	CONCRETE B	0	0	0	754.00	SF	5.20	5.20	100	1992	1992	3	62	2,431	
2	0500	FP-PRE FAB	0	0	0	1.00	UT	3,500.00	3,500.00	100	1992	1992	3	70	2,450	

BUILDING NOTES			
3997 1ST AVE, FERNANDINA BEACH			

BUILDING DIMENSIONS	
FGR=[YR=1993] W14 N1 BAS=[YR=1993] N9 W15 FSP=[YR=1993] N10 W18 S10 E18 \$ W30 S35 E22 PTO=[YR=1993] S1 E21 N8 W4 S2 W6 N2 W11 S7 \$ N7 E11 S2 E6 N2 E4 N10 W3 N9 E5 \$ W5 S9 E3 S14 E16 N22 \$ .	

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		R-1	90.00	160.00	90.00	FF		1.00	1.00	1.00	6,000.00	6,000.00	540,000							