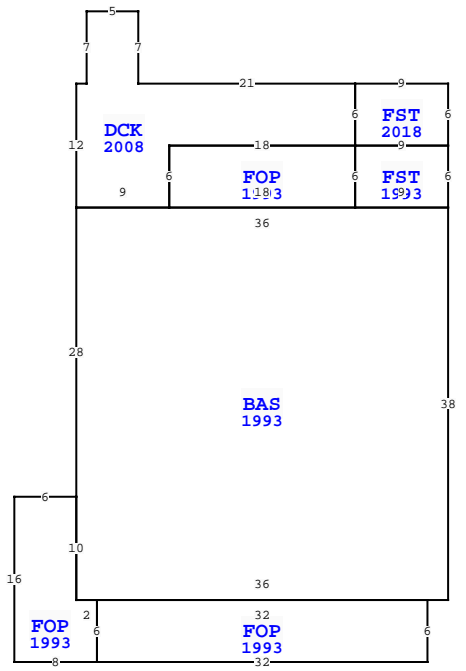




BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	07	ASB SHNGLE 50
Exterior Wall	10	ABOVE AVG 50
Roof Structure	03	GABLE/HIP 100
Roof Cover	12	MODULAR MT 100
Interior Wall	06	CUST PANEL 70
Interior Wall	05	DRYWALL 30
Interior Floor	12	HARDWOOD 80
Interior Floor	19	MARBLE 20
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		2 100
Bathrooms		1 100
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
0900	01	1,575	120.3600	158.88	250,236	1900	2005	25	0	11.63	63.37
1 SNGL FAM - 100% - 2022 Heated Area: 1368 HX Base Yr											



EXTRA FEATURES																
L	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	0500	FP-PRE FAB	0	100	0	2.00	UT	3,500.00	3,500.00	100	1910	1910	3	20	1,400	
2	0810	CONCRETE A	0	100	0	109.00	SF	6.50	6.50	100	1990	1990	3	57	404	
3	0825	BRICK	0	100	0	74.00	SF	12.50	12.50	100	1980	1980	3	72	666	

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	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	0006	R-2	125.00	100.00	125.00	FF		1.00	1.00	1.00	4,750.00	4,750.00	593,750							

NASSAU COUNTY PROPERTY		PAGE 1 of 2
VALUATION SUMMARY		
VALUATION BY		STANDARD
Tax Group: 2	Tax Dist:	
BUILDING MARKET VALUE		186,478
TOTAL MARKET OB/XF VALUE		2,470
TOTAL LAND VALUE - MARKET		593,750
TOTAL MARKET VALUE		782,698
SOH/AGL Deduction		147,080
ASSESSED VALUE		635,618
TOTAL EXEMPTION VALUE	13	635,618
BASE TAXABLE VALUE		0
TOTAL JUST VALUE		782,698
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		680,613

PERMIT NUM	DESCRIPTION	AMT	ISSUED
20190127	GARAGE	0	02/19/2019
20131468	REPAIR/RRF	8,125	06/25/2013
20080969	ELEC REMODEL	3,000	06/06/2008
20080925	PLUMBING REMODEL	500	06/02/2008
20080826	WOOD DECK	2,100	05/15/2008
20080825	WINDOWS/BATH/KIT	8,000	05/14/2008

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2499/1575	9/24/2021	WD	U	I	11	100

GRANTOR: KLOPP GARY L & NICOLE						
GRANTEE: KLOPP FAMILY TRUST						
2444/1086	3/18/2021	WD	Q	I	01	580,000
GRANTOR: WYKLE CHADWICK J & MI						
GRANTEE: KLOPP GARY L & NICO						

BUILDING NOTES	
BLD DATE 01/14/2014 KK LGL DATE 05/22/2025 MLU	
310 ESCAMBIA ST, FERNANDINA BEACH	

BUILDING DIMENSIONS	
FST=[YR=2018] W9 DCK=[YR=2008] W21 N7W5S7 W1 S12 BAS=[YR=1993] S28 FOP 1993=W6 S16E8 FOP=[YR=1993] E32N6W32S6\$ N6W2 N10\$ S10E36N38 FST=[YR=1993] N6W9 FOP=[YR=1993] W18 S6 E18 N6\$ S6 E9\$ W36\$ E9 N6 E18 N6\$ S6 E9 N6\$.	

BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	10	ABOVE AVG 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	12	MODULAR MT 100
Interior Wall	05	DRYWALL 100
Interior Floor	13	LVT/LAMMT 100
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		0 100
Bathrooms		1 100
Frame	02	WOOD FRAME 100
Stories		0 100
Units		0 100
Occupancy	00	NONE 100
Quality	03	Quality Level 03
DOR CODE	0100	SINGLE FAMILY
MAP NUM		MKT AREA 01
NEIGHBORHOOD/LOC		1005.00
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE
BAL	39	15
BAS	260	100
FGR	260	55
FOP	24	30
STR	48	10
TOTALS	631	

MARKET ADJUSTMENTS																											
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND																
2	ACCESSORY U		- 100%	- 2022																							
Heated Area: 260																											
HX Base Yr																											
<table border="1"> <thead> <tr> <th>BLD DATE</th> <th>01/14/2014</th> <th>KK</th> <th>LGL DATE</th> <th></th> </tr> </thead> <tbody> <tr> <td>XF DATE</td> <td></td> <td></td> <td>LAND DATE</td> <td>05/22/2025</td> </tr> <tr> <td>INC DATE</td> <td></td> <td></td> <td>AG DATE</td> <td></td> </tr> </tbody> </table>													BLD DATE	01/14/2014	KK	LGL DATE		XF DATE			LAND DATE	05/22/2025	INC DATE			AG DATE	
BLD DATE	01/14/2014	KK	LGL DATE																								
XF DATE			LAND DATE	05/22/2025																							
INC DATE			AG DATE																								

NASSAU COUNTY PROPERTY			
VALUATION SUMMARY			PAGE 2 of 2
VALUATION BY			STANDARD
Tax Group: 2	Tax Dist:		
BUILDING MARKET VALUE			186,478
TOTAL MARKET OB/XF VALUE			2,470
TOTAL LAND VALUE - MARKET			593,750
TOTAL MARKET VALUE			782,698
SOH/AGL Deduction			147,080
ASSESSED VALUE			635,618
TOTAL EXEMPTION VALUE	13		635,618
BASE TAXABLE VALUE			0
TOTAL JUST VALUE			782,698
NCON VALUE			0
INCOME VALUE			
PREVIOUS YEAR MKT VALUE			680,613

PERMIT NUM	DESCRIPTION	AMT	ISSUED
010438	RE-ROOF W/SHINLGE	2,000	03/14/2001

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2499/1575	9/24/2021	WD	U	I	11	100
GRANTOR: KLOPP GARY L & NICOLE						
GRANTEE: KLOPP FAMILY TRUST						
2444/1086	3/18/2021	WD	Q	I	01	580,000
GRANTOR: WYKLE CHADWICK J & MI						
GRANTEE: KLOPP GARY L & NICO						

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
310 ESCAMBIA ST, FERNANDINA BEACH																
TOTAL OB/XF 0																

BUILDING NOTES																
<p><b>BUILDING DIMENSIONS</b></p> <p>FGR=[YR=2019] W13 S20 E13 N20\$ PTR= E15 BAS=[YR=2019] E13                      FOP=[YR=2019] E4 S6 STR=[YR=2019] S12 W4 N12 E4\$ W4 N6\$ S20                      BAL=[YR=2019] S3 W13 N3 E13\$ W13 N20\$ W15\$.</p>																

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