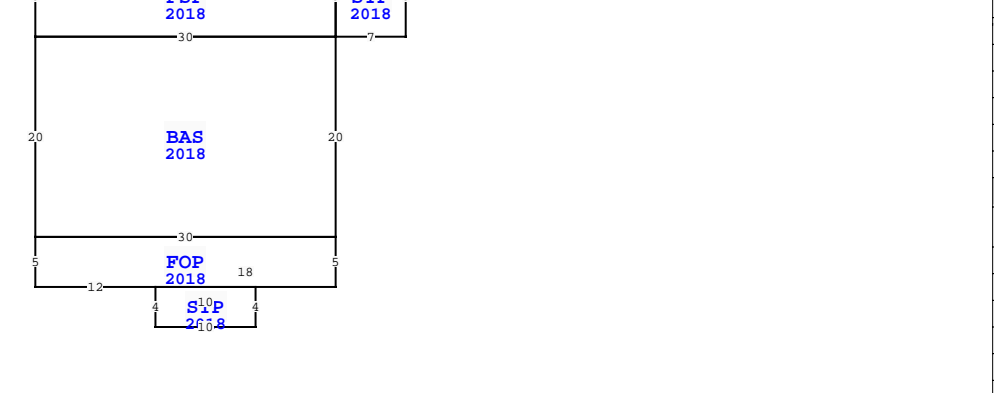


BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	10	ABOVE AVG 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	12	MODULAR MT 100
Interior Wall	05	DRYWALL 100
Interior Floor	11	CLAY TILE 100
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms	2	100
Bathrooms	2	100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units	0	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	1,305	131.0400	172.97	225,726	2018	2018	0	0	2.50	97.50

1 SNGL FAM - 100% - 2019 Heated Area: 1080 HX Base Yr 2019



Quality	03	Quality Level 03			
DOR CODE	0100	SINGLE FAMILY			
MAP NUM		MKT AREA 01			
NEIGHBORHOOD/LOC	1001.00				
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	480	100	2018	480	80,950
BAS	600	100	2018	600	101,187
FOP	150	30	2018	45	7,589
FSP	180	40	2018	72	12,143
FSP	240	40	2018	96	16,190
STP	18	10	2018	2	337
STP	40	10	2018	4	675
STP	56	10	2018	6	1,012
TOTALS	1,764			1,305	220,083

NASSAU COUNTY PROPERTY			PAGE 1 of 1	2
VALUATION SUMMARY				
VALUATION BY		STANDARD		
Tax Group: 2		Tax Dist:		
BUILDING MARKET VALUE		220,083		
TOTAL MARKET OB/XF VALUE		3,058		
TOTAL LAND VALUE - MARKET		212,500		
TOTAL MARKET VALUE		435,641		
SOH/AGL Deduction		195,686		
ASSESSED VALUE		239,955		
TOTAL EXEMPTION VALUE		HX HB SX 100,722		
BASE TAXABLE VALUE		139,233		
TOTAL JUST VALUE		435,641		
NCON VALUE		0		
INCOME VALUE				
PREVIOUS YEAR MKT VALUE		412,573		

PERMIT NUM	DESCRIPTION	AMT	ISSUED
20200012	DRIVEWAY	0	01/29/2020
20174052	CO ISSUED	0	05/29/2018
20174052	NEW CONSTR	139,218	12/28/2017

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2150/1778	10/10/2017	WD	Q	V	02	85,000
GRANTOR: ART SANCHEZ INC						
GRANTEE: HAWTHORNE ALISA						
1034/1725	2/04/2002	WD	Q	V		25,000
GRANTOR: DOMEN GLENN E & BEVER						
GRANTEE: ART SANCHEZ INC						

EXTRA FEATURES 402 ESCAMBIA ST, FERNANDINA BEACH

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	0810	CONCRETE A	0	100	0	0		480.00	SF	6.50				6.50	100	2020	2020	3	98	3,058	

BUILDING NOTES				
BLD DATE				
XF DATE				
INC DATE				
LGL DATE				
LAND DATE				
AG DATE				
05/22/2025 MLU				

BUILDING DIMENSIONS				
FSP=[YR=2018] W24 STP=[YR=2018] N6 W3 S6 E3 W6 S6				
BAS=[YR=2018] S16 FSP=[YR=2018] S8 BAS=[YR=2018] S20				
FOP=[YR=2018] S5 E12 STP=[YR=2018] S4 E10 N4 W10 E18 N5 W30 E30 N20 W30 E30 STP=[YR=2018] E7 N8 W7 S8 N8 W30 E30 N16 W30 E30 N6 S.				

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	0005	R-2	50.00	100.00	50.00	FF		1.00	1.00	1.00	4,250.00	4,250.00	212,500							