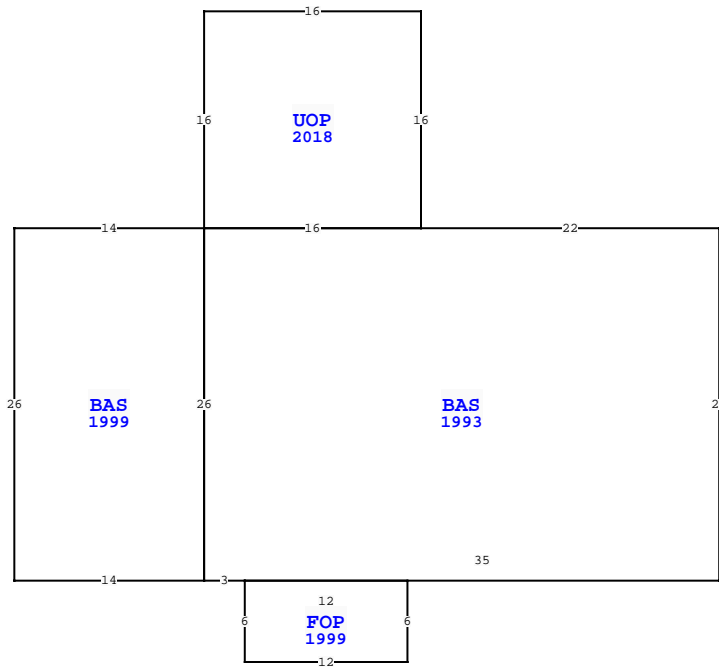


BUILDING CHARACTERISTICS		CONSTRUCTION	
ELEMENT	CD		
Exterior Wall	05	AVERAGE	100
Roof Structur	03	GABLE/HIP	100
Roof Cover	03	COMP SHNGL	100
Interior Wall	05	DRYWALL	100
Interior Floor	07	CORK/VTILE	50
Interior Floor	14	CARPET	50
Air Condition	03	CENTRAL	100
Heating Type	04	AIR DUCTED	100
Bedrooms		4	100
Bathrooms		2	100
Frame	02	WOOD FRAME	100
Stories	1.	1.	100
Units		0	100
BUD8 Adjustme	02	DIST FB	100
Occupancy	00	NONE	100
Quality	04	Quality Level	04
DOR CODE	0100	SINGLE FAMILY	
MAP NUM		MKT AREA	01
NEIGHBORHOOD/LOC	1001.00		
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR
BAS	988	100	1993
BAS	364	100	1999
FOP	72	30	1999
UOP	256	20	2018
TOTALS	1,680		
		1,425	122,815

MARKET ADJUSTMENTS													
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND		
0100	01	1,425	120.1200	120.12	171,171	1955	1980	10	0	0	18.25	71.75	
1 SINGLE FAM - 0% - 2024 Heated Area: 1352 HX Base Yr													



NASSAU COUNTY PROPERTY		PAGE 1 of 2	2
VALUATION SUMMARY			
VALUATION BY			STANDARD
Tax Group: 2	Tax Dist:		
BUILDING MARKET VALUE			199,523
TOTAL MARKET OB/XF VALUE			0
TOTAL LAND VALUE - MARKET			425,000
TOTAL MARKET VALUE			624,523
SOH/AGL Deduction			0
ASSESSED VALUE			624,523
TOTAL EXEMPTION VALUE			0
BASE TAXABLE VALUE			624,523
TOTAL JUST VALUE			624,523
NCON VALUE			0
INCOME VALUE			
PREVIOUS YEAR MKT VALUE			589,810

PERMIT NUM	DESCRIPTION	AMT	ISSUED
20190134	FGR ADD	0	02/19/2019
20150340	REMODEL	30,000	02/13/2015
984165	ADDITION	38,500	08/14/1998
4728	ADDITION	1,000	03/07/1988

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2657/1822	7/28/2023	WD	Q	I	01	700,000
GRANTOR: JANSKY LARRY STEVEN						
GRANTEE: ARIZA KATHERINE SUS						
1934/1706	8/14/2014	SW	U	I	12	56,500
GRANTOR: FANNIE MAE						
GRANTEE: JANSKY LARRY STEVEN						

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
412 ESCAMBIA ST, FERNANDINA BEACH																
TOTAL OB/XF 0																

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

BUILDING DIMENSIONS													
BAS=[YR=1993] W22 UOP=[YR=2018] N16 W16 S16 E16\$ W16													
BAS=[YR=1999] W14 S26 E14 N26\$ S26 E3 FOP=[YR=1999] S6 E12 N6													
W12\$ E35 N26\$.													

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	0	0002	R-2	100.00	100.00	100.00	FF		1.00	1.00	1.00	4,250.00	4,250.00	425,000										

