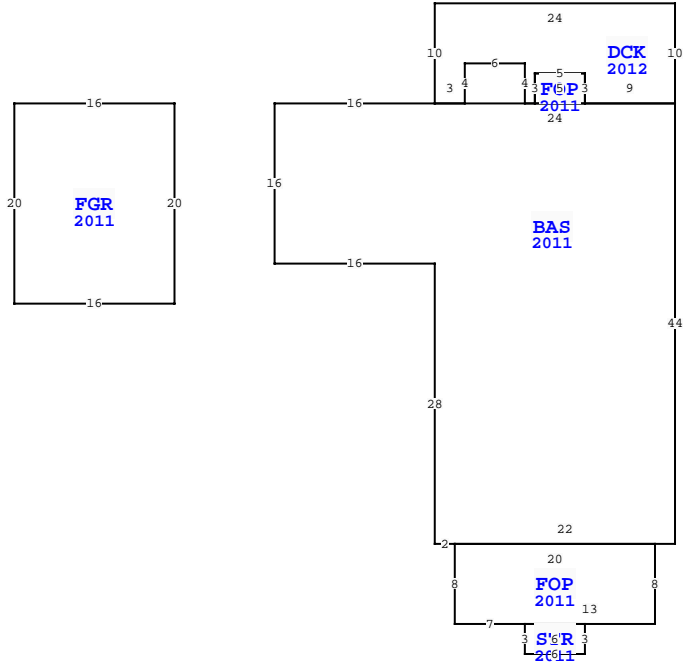


BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	10	ABOVE AVG 50
Exterior Wall	23	REINF CONC 50
Roof Structure	03	GABLE/HIP 100
Roof Cover	11	SLATE 100
Interior Wall	05	DRYWALL 100
Interior Floor	12	HARDWOOD 100
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	02	WOOD FRAME 100
Stories	1.5	1.5 100
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	1,562	132.0900	174.36	272,350	2011	2011	0	0	6.25	93.75	
1 SNGL FAM - 100% - 2014 Heated Area: 1312 HX Base Yr 2014												



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	1,312	100	2011	1,312	214,463
DCK	201	10	2012	20	3,269
FGR	320	55	2011	176	28,769
FOP	15	30	2011	4	653
FOP	160	30	2011	48	7,846
STR	18	10	2011	2	327
TOTALS	2,026			1,562	255,328

NASSAU COUNTY PROPERTY			PAGE 1 of 1	2
VALUATION SUMMARY				
VALUATION BY				STANDARD
Tax Group: 2				Tax Dist:
BUILDING MARKET VALUE				255,328
TOTAL MARKET OB/XF VALUE				12,027
TOTAL LAND VALUE - MARKET				212,500
TOTAL MARKET VALUE				479,855
SOH/AGL Deduction				266,162
ASSESSED VALUE				213,693
TOTAL EXEMPTION VALUE	HX HB			50,722
BASE TAXABLE VALUE				162,971
TOTAL JUST VALUE				479,855
NCON VALUE				0
INCOME VALUE				
PREVIOUS YEAR MKT VALUE				455,217

PERMIT NUM	DESCRIPTION	AMT	ISSUED
20122564	10X24 DECK	2,200	12/26/2012
20122219	BRICK PAVERS	0	10/30/2012
20111064	4'H FENCE	2,350	06/29/2011
20101514	STANDING SEAM ROO	130,000	09/03/2010
20101513	NEW CONSTR	0	07/16/2010

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1619/0722	5/12/2009	WD Q	Q	V	02	75,000

GRANTOR: BRAEGER PAUL J & SHER
GRANTEE: GROFF THOMAS & SUSAN

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	1130	REINFR 6	0	100	33	6			6.33	100	2011	2011	3	98	1,227	
2	0855	CONC PAVER	0	100	81	17			7.00	100	2012	2012	3	92	8,868	
3	0855	CONC PAVER	0	100	0	0			7.00	100	2012	2012	3	92	1,932	

BLD DATE		LGL DATE	
XF DATE		LAND DATE	05/22/2025
INC DATE		AG DATE	MLU
314 N 4TH ST, FERNANDINA BEACH			

BUILDING NOTES												
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BUILDING DIMENSIONS												
DCK=[YR=2012] W24S10 BAS=[YR=2011] W16S16 E16 S28 E2 FOP=[YR=2011] S8E7 STR=[YR=2011] S3E6N3W6\$ E13N8 W20\$ E22N44W24\$ E3N4E6S4E1 FOP=[YR=2011] E5N3W5S3\$ N3E5S3E9N10\$ PTR=W50 S10 FGR=[YR=2011] W16S20E16N20\$N10 E50\$.												

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	50.00	100.00	50.00	FF		1.00	1.00	1.00	4,250.00	4,250.00	212,500								