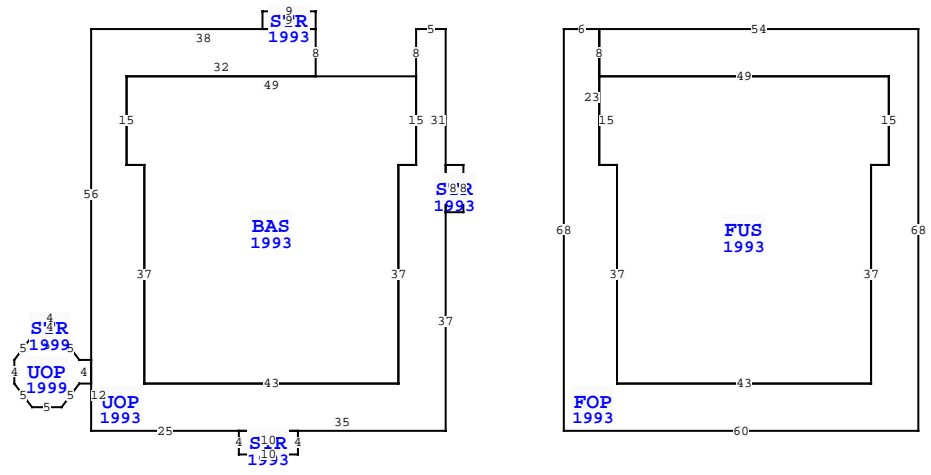


BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	10	ABOVE AVG 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	12	HARDWOOD 90
Interior Floo	11	CLAY TILE 10
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms	4	100
Bathrooms	3.5	100
Frame	02	WOOD FRAME 100
Stories	2.	2. 100
Units	0	100
BUD8 Adjustme	02	DIST FB 100

MARKET ADJUSTMENTS													
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND		
1	SFR CUST	- 0%	- 0									Heated Area: 4652 HX Base Yr	



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	0504	FP-ELECTRI	0	0	0	0	2.00	UT 2,000.00	2,000.00	100	1925	1925	3	20	800	
2	0825	BRICK	0	0	0	0	455.00	SF 6.25	6.25	100	1980	1980	3	72	2,048	
3	0881	FOUNTAIN	0	0	0	0	1.00	UT 2,000.00	2,000.00	100	1999	1999	3	100	2,000	

TOTAL OB/XF													
4,848													
604 ASH ST, FERNANDINA BEACH													
BLD DATE: LGL DATE: 03/27/2025 DC													
XF DATE: LAND DATE:													
INC DATE: AG DATE:													

NASSAU COUNTY PROPERTY		PAGE 1 of 1	2
VALUATION SUMMARY			
VALUATION BY	STANDARD		
Tax Group: 2	Tax Dist:		
BUILDING MARKET VALUE	1,105,740		
TOTAL MARKET OB/XF VALUE	4,848		
TOTAL LAND VALUE - MARKET	437,500		
TOTAL MARKET VALUE	1,548,088		
SOH/AGL Deduction	0		
ASSESSED VALUE	1,548,088		
TOTAL EXEMPTION VALUE	0		
BASE TAXABLE VALUE	1,548,088		
TOTAL JUST VALUE	1,548,088		
NCON VALUE	0		
INCOME VALUE	0		
PREVIOUS YEAR MKT VALUE	1,454,137		

PERMIT NUM	DESCRIPTION	AMT	ISSUED
20091613	56 HD IRRIGATION	0	11/30/2009
20090740	UG TANK/2 H2O HEA	1,195	06/12/2009
20090731	PLUMB REMODEL	8,900	06/10/2009
20090724	5 TON HVAC	12,000	06/09/2009
20090346	ELEC REMODEL	5,500	03/18/2009
20090156	INTER/EXTER REMOD	150,000	02/04/2009

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2193/0958	4/11/2018	QC U	I	11		100

GRANTOR: DAVIS DRUSILLA E  
GRANTEE: DAVIS DRUSILLA E SE  
1577/0765 7/18/2008 WD Q I 05 638,700  
GRANTOR: FIRST COAST COMMUNITY  
GRANTEE: DAVIS DRUSILLA E

BUILDING NOTES	

BUILDING DIMENSIONS	
UOP=[YR=1993] W5S8 BAS=[YR=1993] W49S15E3 S37E43N37E3N15S\$S15W3S37W43N37 W3N15E32N8 STR=[YR=1993] N3W9S3E9\$ W3S8 56 UOP=[YR=1999] W2 L3 U4 STR=[YR=1999] N3W4S3E4\$W5 D4 L3 S4 R3 D4 E5 U4 R3 E2N4S\$12E25 STR=[YR=1993] S4E10N4W10\$ E35N37 STR=[YR=1993] E3N8W3S8\$ N31\$ PTR=E20 FOP=[YR=1993] S68E60N68W54S8FUS=[YR=1993] E49S15W3S37W43N37W3N15\$ E49S15 W3S37W43N37W3N23W6\$ W20\$.	

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	DPHT 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	0003	C-3	87.00	100.00	8,750.00	SF		1.00	1.00	1.00	50.00	50.00	437,500							