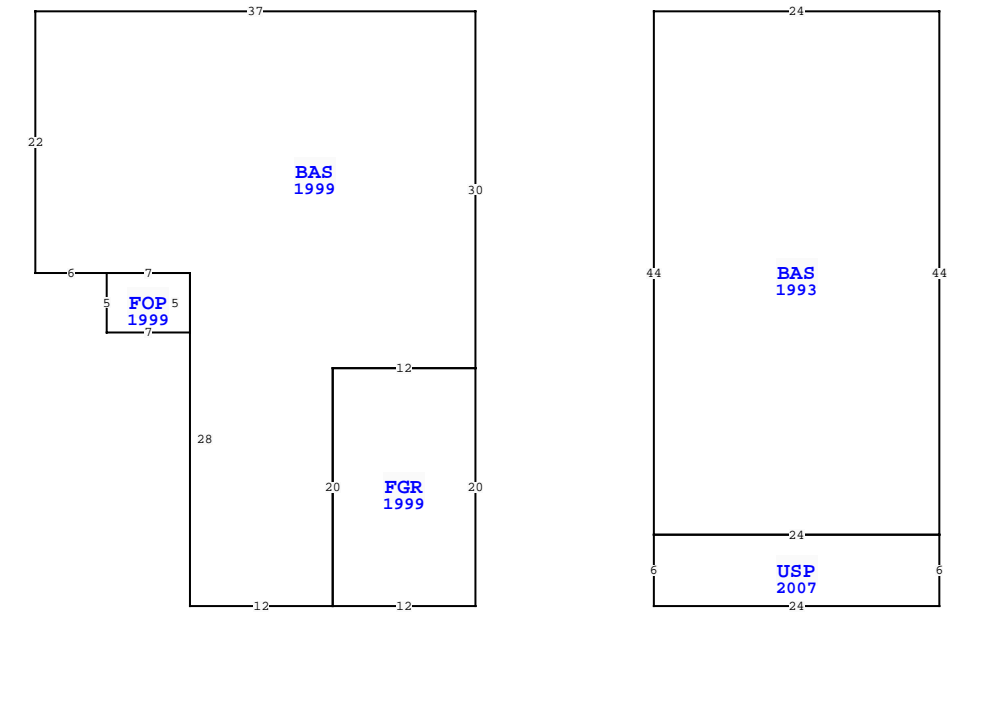


BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	10	ABOVE AVG 50
Exterior Wall	16	WD FR STUC 50
Roof Structure	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floor	14	CARPET 80
Interior Floor	11	CLAY TILE 20
Air Condition	03	CENTRAL 100
Heating Type	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	
0100	01	2,487	104.2560	104.26	259,295	1989	2000	0	0	0	11.75	88.25

NASSAU COUNTY PROPERTY		PAGE 1 of 1	2
VALUATION SUMMARY			
VALUATION BY		STANDARD	
Tax Group: 2		Tax Dist:	
BUILDING MARKET VALUE		228,828	
TOTAL MARKET OB/XF VALUE		9,849	
TOTAL LAND VALUE - MARKET		212,500	
TOTAL MARKET VALUE		451,177	
SOH/AGL Deduction		286,101	
ASSESSED VALUE		165,076	
TOTAL EXEMPTION VALUE		50,722	
BASE TAXABLE VALUE		114,354	
TOTAL JUST VALUE		451,177	
NCON VALUE		1,931	
INCOME VALUE			
PREVIOUS YEAR MKT VALUE		427,072	



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	1,056	100	1993	1,056	97,162
BAS	1,246	100	1999	1,246	114,644
FGR	240	55	1999	132	12,145
FOP	35	30	1999	10	920
USP	144	30	2007	43	3,956
TOTALS	2,721			2,487	228,828

PERMIT NUM	DESCRIPTION	AMT	ISSUED
2024-0306	26X9 SCR ENCL	7,500	07/05/2024
20100498	REROOF W/30YR SHN	4,000	03/25/2010
990550	NEW BATH	2,000	06/01/1999
990482	ADDITION & REMODE	55,425	05/20/1999
4863	NEW CONSTR	31,150	05/27/1988

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
0537/0628	2/23/1991	WD	Q	I	01	100

GRANTOR: HARRIS JAMES B
GRANTEE: HARRIS KENNETH JAME

901 CALHOUN 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	40	8	320.00	SF	6.50	6.50	100	1990	1990	3	57	1,186	
2	0810	CONCRETE A	0 100	4	8	32.00	SF	6.50	6.50	100	1999	1999	3	75	156	
3	0810	CONCRETE A	0 100	0	0	558.00	SF	6.50	6.50	100	1999	1999	3	75	2,720	
4	0500	FP-PRE FAB	0 100	0	0	1.00	UT	3,500.00	3,500.00	100	1999	1999	3	81	2,835	
5	1243	WD DECK F	0 100	0	0	384.00	SF	8.00	8.00	100	2007	2007	3	27	829	
6	0825	BRICK	0 100	21	3	63.00	SF	12.50	12.50	100	1999	1999	3	93	732	
7	0825	BRICK	0 100	24	3	72.00	SF	6.25	6.25	100	1999	1999	3	93	419	
8	0940	SHEDS/PORT	0 100	10	12	120.00	SF	30.00	30.00	100	2007	2007	3	27	972	
TOTAL OB/XF 9,849																

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

BUILDING NOTES	
BUILDING DIMENSIONS	
BAS=[YR=1999;ORIG=0,0] W37 S22 E6 E7 S28 E12 N20 E12 N30 \$	
BAS=[YR=1993;ORIG=15,0] E24 S44 W24 N44 \$	
FGR=[YR=1999;ORIG=-12,50] E12 N20 W12 S20 \$	
USP=[YR=2007;ORIG=39,44] S6 W24 N6 E24 \$	
FOP=[YR=1999;ORIG=-31,22] S5 E7 N5 W7 \$	
PTR=[ORIG=0,0] E15 W15 \$	

LAND DESCRIPTION		TOTAL OB/XF 9,849																						
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							