

BUILDING CHARACTERISTICS		CONSTRUCTION	
ELEMENT	CD		
Exterior Wall	10	ABOVE AVG	100
Roof Structur	03	GABLE/HIP	100
Roof Cover	03	COMP SHNGL	100
Interior Wall	05	DRYWALL	100
Interior Floor	08	SHT VINYL	50
Interior Floor	12	HARDWOOD	50
Air Condition	03	CENTRAL	100
Heating Type	04	AIR DUCTED	100
Bedrooms		3	100
Bathrooms		2	100
Frame	02	WOOD FRAME	100
Stories	1.	1.	100
Units		0	100
Quality	05	Quality Level	05
DOR CODE	0100	SINGLE FAMILY	
MAP NUM		MKT AREA	01
NEIGHBORHOOD/LOC	1001.00		
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR
BAS	1,314	100	2018
FOP	84	30	2018
TOTALS	1,398		

MARKET ADJUSTMENTS															
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND				
0900	11	1,339	161.9488	213.77	286,238	2018	2018	0	0	2.50	97.50				
2 SNGL FAM - 0% - 0 Heated Area: 1314 HX Base Yr															
TOTALS	1,398		1,339		279,082										

NASSAU COUNTY PROPERTY			
VALUATION SUMMARY			PAGE 1 of 1
VALUATION BY			STANDARD
Tax Group: 2	Tax Dist:		
BUILDING MARKET VALUE			279,082
TOTAL MARKET OB/XF VALUE			8,478
TOTAL LAND VALUE - MARKET			212,500
TOTAL MARKET VALUE			500,060
SOH/AGL Deduction			141,415
ASSESSED VALUE			358,645
TOTAL EXEMPTION VALUE			0
BASE TAXABLE VALUE			358,645
TOTAL JUST VALUE			500,060
NCON VALUE			0
INCOME VALUE			
PREVIOUS YEAR MKT VALUE			474,124

PERMIT NUM	DESCRIPTION	AMT	ISSUED
20172961	CO ISSUED	0	03/12/2018
20172961	NEW CONSTR	0	12/01/2017
20170942	DEMOLITION	5,000	03/30/2017
20051685	REMODEL	1,000	04/28/2005
990480	REPAIR/RRF	3,600	05/19/1999
972442	REPAIR/RRF	6,000	12/30/1997

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2183/1732	3/12/2018	WD	Q	I	02	287,000
GRANTOR: MCG HOMES LLC						
GRANTEE: MYERS BURT M & YVONNE						
2018/1536	12/15/2015	CT	U	I	18	50,000
GRANTOR: CLERK OF COURT						
GRANTEE: MCG HOMES LLC						

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	0855	CONC PAVER	0	0	0	566.00	SF	10.00	10.00	100	2018	2018	3	97	5,490	
2	0855	CONC PAVER	0	0	0	104.00	SF	10.00	10.00	100	2018	2018	3	97	1,009	
3	0855	CONC PAVER	0	0	0	204.00	SF	10.00	10.00	100	2018	2018	3	97	1,979	
TOTALS														8,478		

BUILDING NOTES													
111 N 11TH ST, FERNANDINA BEACH													

BUILDING DIMENSIONS													
BAS=[YR=2018] W9 S2 W18 S53 E12 N3 FOP=[YR=2018] E14 N6 W14 S6\$ N6 E15 N46\$.													

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	0006	R-2	50.00	100.00	50.00	FF		1.00	1.00	1.00	4,250.00	4,250.00	212,500							