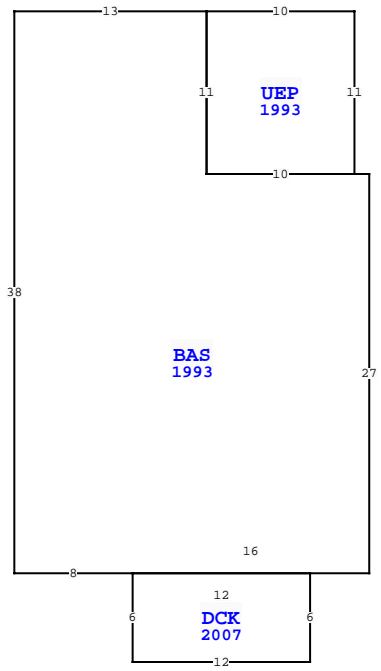


BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	03	BELOW AVG. 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	02	WALL BD/WD 100
Interior Floo	09	PINE WOOD 100
Air Condition	02	WINDOW 100
Heating Type	02	CONVECTION 100
Bedrooms		2 100
Bathrooms		1 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100
BUD8 Adjustme	02	DIST FB 100
Occupancy	00	NONE 100
Quality	02	Quality Level 02
DOR CODE	0100	SINGLE FAMILY
MAP NUM		MKT AREA 01
NEIGHBORHOOD/LOC		1001.00
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE
BAS	791	100
DCK	72	10
UEP	110	60
TOTALS	973	

MARKET ADJUSTMENTS													
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND		
1		864	68.7420	68.74	59,391	1950	1960		0	0	50.00	50.00	
1 SINGLE FAM - 100% - 2015 Heated Area: 791 HX Base Yr 2015													



NASSAU COUNTY PROPERTY			
VALUATION SUMMARY			PAGE 1 of 1
VALUATION BY			STANDARD
Tax Group: 2	Tax Dist:		
BUILDING MARKET VALUE			29,696
TOTAL MARKET OB/XF VALUE			0
TOTAL LAND VALUE - MARKET			212,500
TOTAL MARKET VALUE			242,196
SOH/AGL Deduction			198,101
ASSESSED VALUE			44,095
TOTAL EXEMPTION VALUE	HX HB		25,000
BASE TAXABLE VALUE			19,095
TOTAL JUST VALUE			242,196
NCON VALUE			0
INCOME VALUE			
PREVIOUS YEAR MKT VALUE			228,210

PERMIT NUM	DESCRIPTION	AMT	ISSUED
20061544	REROOF	5,587	07/03/2006

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1883/1111	9/19/2013	SW	U	I	12	35,000
GRANTOR: FEDERAL HOME LOAN MOR						
GRANTEE: ST LAURENT PAUL						
1877/1676	8/23/2013	QC	U	I	11	100
GRANTOR: CITIMORGAGE INC						
GRANTEE: FEDERAL HOME LOAN M						

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
231 N 11TH ST, FERNANDINA BEACH																

BUILDING NOTES

BUILDING DIMENSIONS
BAS=[YR=1993] W1 UEP=[YR=1993] N11 W10 S11 E10\$ W10 N11 W13 S38 E8 DCK=[YR=2007] S6 E12 N6 W12\$ E16 N27 \$.

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							