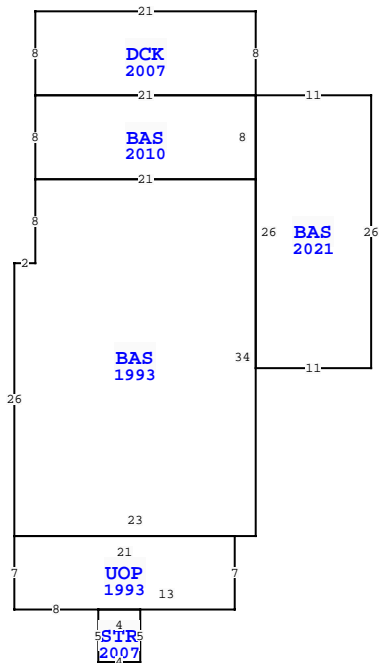




BUILDING CHARACTERISTICS		CONSTRUCTION	
ELEMENT	CD		
Exterior Wall	10	ABOVE AVG	100
Roof Structur	03	GABLE/HIP	100
Roof Cover	12	MODULAR MT	100
Interior Wall	05	DRYWALL	100
Interior Floo	09	PINE WOOD	100
Air Condition	03	CENTRAL	100
Heating Type	04	AIR DUCTED	100
Bedrooms		2	100
Bathrooms		1	100
Frame	02	WOOD FRAME	100
Stories	1.	1.	100
Units		0	100
BUD8 Adjustme	02	DIST FB	100
Occupancy	00	NONE	100
Quality	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	766	100	1993
BAS	168	100	2010
BAS	286	100	2021
DCK	168	10	2007
STR	20	10	2007
UOP	147	20	1993
TOTALS	1,555		

MARKET ADJUSTMENTS											
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
1											
SINGLE FAM - 100% - 2021			Heated Area: 1220			HX Base Yr 2021					



NASSAU COUNTY PROPERTY		PAGE 1 of 2
VALUATION SUMMARY		
VALUATION BY		STANDARD
Tax Group: 2	Tax Dist:	
BUILDING MARKET VALUE		147,245
TOTAL MARKET OB/XF VALUE		6,490
TOTAL LAND VALUE - MARKET		212,500
TOTAL MARKET VALUE		366,235
SOH/AGL Deduction		206,787
ASSESSED VALUE		159,448
TOTAL EXEMPTION VALUE	HX HB	50,722
BASE TAXABLE VALUE		108,726
TOTAL JUST VALUE		366,235
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		347,056

PERMIT NUM	DESCRIPTION	AMT	ISSUED
20210994	XFOB	0	01/30/2021
20091764	REPAIR BEAMS & SI	2,000	12/28/2009
19969772	REMODEL	3,897	04/24/1996

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2414/0403	12/04/2020	WD	U	I	11	100
GRANTOR: MIKE AND DEBI LLC						
GRANTEE: WHIFFEN MICHAEL J &						
2134/1354	7/20/2017	WD	Q	I	02	129,000
GRANTOR: PIZZO DAVID & MARY RU						
GRANTEE: MIKE AND DEBI LLC						

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

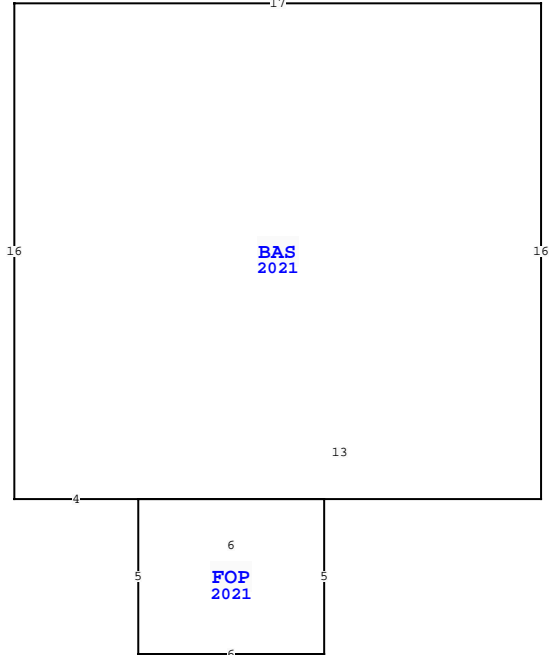
BUILDING NOTES	
BUILDING DIMENSIONS	
BAS=[YR=2021] W11 DCX=[YR=2007] N8 W21 S8 BAS=[YR=2010] S8 BAS=[YR=1993] S8 W2 S26 UOP=[YR=1993] S7 E8 STR=[YR=2007] S5 E4 N5 W4\$ E13N7 W21\$ E23 N34 W21\$ E21N8 W21\$ E21S26 E11 N26\$.	

EXTRA FEATURES											
L N	OB/XF CODE	DESCRIPTION	BLD CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE	ORIG COND	YEAR ON
1	0855	CONC PAVER	0	100	0	48.00	SF	10.00	10.00	100	2014
2	0855	CONC PAVER	0	100	0	610.00	SF	10.00	10.00	100	2021

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							

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	01	MINIMUM	100
Interior Floo	03	CONC FINSH	100
Air Condition	01	NONE	100
Heating Type	01	NONE	100
Bedrooms		0	100
Bathrooms		0	100
Frame	02	WOOD FRAME	100
Stories	0	0	100
Units		0	100
Occupancy	00	NONE	100
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
BAS	272	100	2021
FOP	30	30	2021
TOTALS	302		

MARKET ADJUSTMENTS											
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
2	ACCESORY U	-	100%	-	2021						
Heated Area: 272						HX Base Yr 2021					



NASSAU COUNTY PROPERTY		PAGE 2 of 2	2
VALUATION SUMMARY			
VALUATION BY		STANDARD	
Tax Group: 2	Tax Dist:		
BUILDING MARKET VALUE		147,245	
TOTAL MARKET OB/XF VALUE		6,490	
TOTAL LAND VALUE - MARKET		212,500	
TOTAL MARKET VALUE		366,235	
SOH/AGL Deduction		206,787	
ASSESSED VALUE		159,448	
TOTAL EXEMPTION VALUE	HX HB	50,722	
BASE TAXABLE VALUE		108,726	
TOTAL JUST VALUE		366,235	
NCON VALUE		0	
INCOME VALUE			
PREVIOUS YEAR MKT VALUE		347,056	

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2414/0403	12/04/2020	WD	U	I	11	100
GRANTOR: MIKE AND DEBI LLC						
GRANTEE: WHIFFEN MICHAEL J &						
2134/1354	7/20/2017	WD	Q	I	02	129,000
GRANTOR: PIZZO DAVID & MARY RU						
GRANTEE: MIKE AND DEBI 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
227 N 11TH ST, FERNANDINA BEACH																

BUILDING NOTES	

BUILDING DIMENSIONS	
BAS=[YR=2021] W17 S16 E4 FOP=[YR=2021] S5 E6 N5 W6\$ E13 N16\$.	

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
0																								