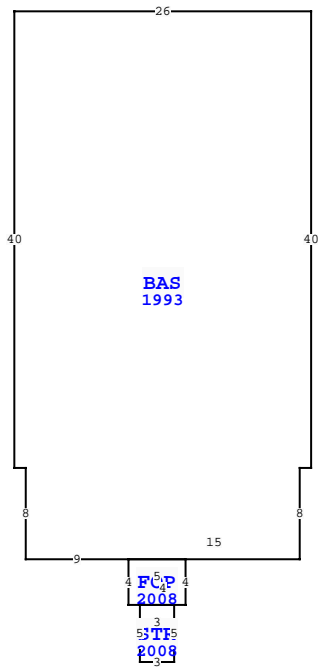


BUILDING CHARACTERISTICS					
ELEMENT	CD	CONSTRUCTION			
Exterior Wall	10	ABOVE AVG 100			
Roof Structur	03	GABLE/HIP 100			
Roof Cover	12	MODULAR MT 100			
Interior Wall	05	DRYWALL 100			
Interior Floo	08	SHT VINYL 80			
Interior Floo	02	MIN PLYWD 20			
Air Condition	03	CENTRAL 100			
Heating Type	04	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	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	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,232	100	1993	1,232	119,444
FOP	20	30	2008	6	581
STR	15	10	2008	2	194
TOTALS	1,267			1,240	120,220

MARKET ADJUSTMENTS												
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND	
0100	01	1,240	106.5406	106.54	132,110	1925	2005	0	0	9.00	91.00	
1 SINGLE FAM - 100% - 2025			Heated Area: 1232			HX Base Yr 2025						



NASSAU COUNTY PROPERTY		
VALUATION SUMMARY		PAGE 1 of 1
VALUATION BY		STANDARD
Tax Group: 2	Tax Dist:	
BUILDING MARKET VALUE		120,220
TOTAL MARKET OB/XF VALUE		0
TOTAL LAND VALUE - MARKET		212,500
TOTAL MARKET VALUE		332,720
SOH/AGL Deduction		0
ASSESSED VALUE		332,720
TOTAL EXEMPTION VALUE	HX HB WX SX	105,722
BASE TAXABLE VALUE		226,998
TOTAL JUST VALUE		332,720
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		314,832

PERMIT NUM	DESCRIPTION	AMT	ISSUED
20070776	PORCH WIRING & FI	300	05/04/2007
20070247	H/AC	4,000	02/12/2007
20070206	REPAIR FRONT PORC	4,000	02/06/2007
20062771	METAL ROOF	3,553	12/19/2006
20060650	120SF ADDITION	9,000	03/30/2006
20060291	V.SIDING/ENCLS.SP	9,835	02/08/2006

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q / V / I	RSN CD	SALE PRICE	
2279/0087	6/04/2019	SW U	I	11	100	
GRANTOR: MCCLAIN JANICE T						
GRANTEE: TINER BRIAN A						
2237/1167	11/15/2018	TD U	I	11	100	
GRANTOR: STALNAKER JOHN CALVIN						
GRANTEE: MCCLAIN JANICE T						

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
405 S 6TH ST, FERNANDINA BEACH																
TOTAL OB/XF 0																

BUILDING NOTES

BUILDING DIMENSIONS
BAS=[YR=1993] W26 S40 E1S8E9 FOP=[YR=2008] S4E1 STR=[YR=2008] S5E3N5W3\$ E4N4W5\$E1S8E1N40\$.

LAND DESCRIPTION																								
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							