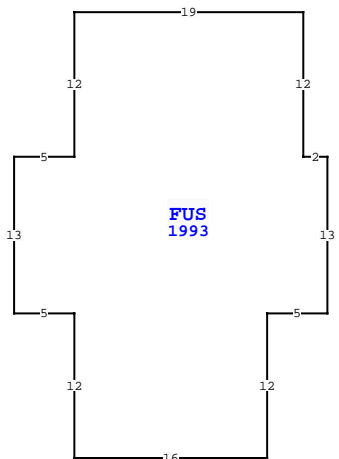
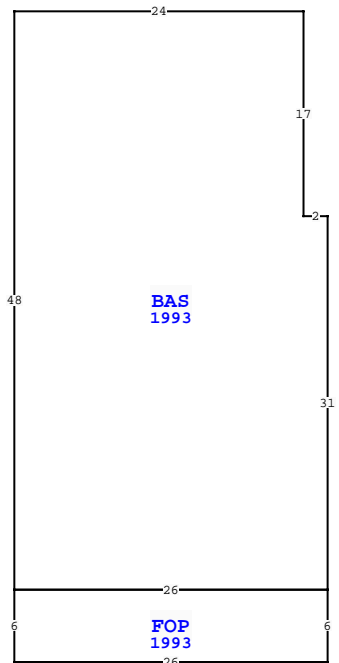




BUILDING CHARACTERISTICS		CD CONSTRUCTION	
Exterior Wall	12	CEDAR 60	
Exterior Wall	14	WD SHINGLE 40	
Roof Structure	08	IRREGULAR 100	
Roof Cover	03	COMP SHNGL 100	
Interior Wall	05	DRYWALL 100	
Interior Floor	12	HARDWOOD 100	
Air Condition	03	CENTRAL 100	
Heating Type	04	AIR DUCTED 100	
Bedrooms		4 100	
Bathrooms		2 100	
Frame	02	WOOD FRAME 100	
Stories	1.5	1.5 100	
Units		0 100	
BUD8 Adjustme	02	DIST FB 100	
Quality	04	Quality Level 04	
DOR CODE	0100	SINGLE FAMILY	
MAP NUM		MKT AREA	01
NEIGHBORHOOD/LOC	1005.00		
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR
BAS	1,214	100	1993
FOP	156	30	1993
FUS	758	100	1993
TOTALS	2,128		

MARKET ADJUSTMENTS												
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	PD	NORM	% COND
1	SNGL FAM	- 100%	- 2017		407,495	1900	1900	0	0	140	50.00	140.00
Heated Area: 1972 HX Base Yr 2017												



NASSAU COUNTY PROPERTY		PAGE 1 of 1	2
VALUATION SUMMARY			
VALUATION BY			STANDARD
Tax Group: 2	Tax Dist:		
BUILDING MARKET VALUE			570,493
TOTAL MARKET OB/XF VALUE			9,648
TOTAL LAND VALUE - MARKET			237,500
TOTAL MARKET VALUE			817,641
SOH/AGL Deduction			366,740
ASSESSED VALUE			450,901
TOTAL EXEMPTION VALUE	HX HB		50,722
BASE TAXABLE VALUE			400,179
TOTAL JUST VALUE			817,641
NCON VALUE			0
INCOME VALUE			
PREVIOUS YEAR MKT VALUE			749,997

PERMIT NUM	DESCRIPTION	AMT	ISSUED
20171890	KITBAT	55,000	06/20/2017
20100770	H/AC	3,000	07/27/2010
20100770	H/AC	2,800	05/10/2010
20021866	26X6 METAL FENCE	3,000	10/31/2002
10463	REPAIR/RRF	3,400	04/30/1997

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2104/1385	2/28/2017	QC	U	I	11	100

GRANTOR: MARCERON RITA TAYLOR
GRANTEE: MARCERON WILLIAM G
1989/0603 7/27/2015 WD Q I 01 429,000
GRANTOR: SMITH ELSBETH A
GRANTEE: CATRON RITA TAYLOR

EXTRA FEATURES															401 S 6TH 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	0511	GARAGE CB-	0	100	23	21	483.00	SF	40.00	40.00	100	1960	1960	3	20	3,864	
2	0510	GARAGE WD-	0	100	26	12	312.00	SF	35.00	35.00	100	1960	1960	3	20	2,184	
3	0855	CONC PAVER	0	100	0	0	129.00	SF	10.00	10.00	100	2002	2002	3	80	1,032	
4	0504	FP-ELECTRI	0	100	0	0	1.00	UT	2,000.00	2,000.00	100	1965	1965	3	26	520	
5	0855	CONC PAVER	0	100	21	19	399.00	SF	5.00	5.00	100	2002	2002	3	80	1,596	
6	0462	ST/AL FNC	0	100	26	6	156.00	SF	10.00	10.00	100	2002	2002	3	29	452	
TOTAL OB/XF 9,648																	

LAND DESCRIPTION															TOTAL OB/XF 9,648									
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	4,750.00	4,750.00	237,500							