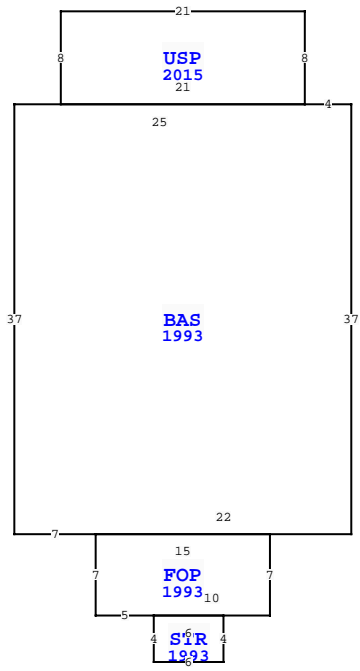


BUILDING CHARACTERISTICS		CONSTRUCTION	
ELEMENT	CD		
Exterior Wall	14	WD SHINGLE	100
Roof Structur	03	GABLE/HIP	100
Roof Cover	03	COMP SHNGL	100
Interior Wall	05	DRYWALL	70
Interior Wall	04	PLYWOOD	30
Interior Floor	12	HARDWOOD	100
Air Condition	03	CENTRAL	100
Heating Type	04	AIR DUCTED	100
Bedrooms		2	100
Bathrooms		2	100
Frame	02	WOOD FRAME	100
Stories	1.	1.	100
Units		0	100
BUD8 Adjustme	02	DIST FB	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	1,073	100	1993
FOP	105	30	1993
STR	24	10	1993
USP	168	30	2015
TOTALS	1,370		

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%	- 2013									Heated Area: 1073	HX Base Yr 2013



NASSAU COUNTY PROPERTY		PAGE 1 of 1	2
VALUATION SUMMARY			
VALUATION BY			STANDARD
Tax Group: 2	Tax Dist:		
BUILDING MARKET VALUE			127,352
TOTAL MARKET OB/XF VALUE			1,800
TOTAL LAND VALUE - MARKET			212,500
TOTAL MARKET VALUE			341,652
SOH/AGL Deduction			235,101
ASSESSED VALUE			106,551
TOTAL EXEMPTION VALUE	HX HB	50,722	
BASE TAXABLE VALUE			55,829
TOTAL JUST VALUE			341,652
NCON VALUE			0
INCOME VALUE			
PREVIOUS YEAR MKT VALUE			323,574

PERMIT NUM	DESCRIPTION	AMT	ISSUED
20052738	H/AC	7,000	09/26/2005
20033721	DEMOLITION	0	08/21/2003
20012718	REMODEL	0	12/31/2001
20012717	REMODEL	0	12/31/2001
20012694	ADDITION	0	12/21/2001
20003942	H/AC	0	09/11/2000

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2415/1079	11/20/2020	QC	U	I	11	100

GRANTOR: THOMAS ANNE M
GRANTEE: THOMAS BENJAMIN C
1800/0099 6/26/2012 WD U I 38 163,000
GRANTOR: CBC NATIONAL BANK
GRANTEE: THOMAS ANNE 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
1	0825	BRICK	0	100	9	4		8.75	8.75	100	2008	2008	3	97	306	
2	0940	SHEDS/PORT	0	100	0	0		30.00	30.00	100	2005	2005	3	22	792	
3	0479	VF PICKET	0	100	0	0		10.00	10.00	100	2011	2011	3	78	702	

TOTAL OB/XF														1,800	
402 DATE ST, FERNANDINA BEACH															

BUILDING NOTES													

BUILDING DIMENSIONS													
BAS=[YR=1993] W4 USP=[YR=2015] N8 W21 S8 E21\$W25 S37 E7 FOP=[YR=1993] S7 E5 STR=[YR=1993] S4E6N4W6\$E10 N7 W15\$ E22 N37\$.													

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								