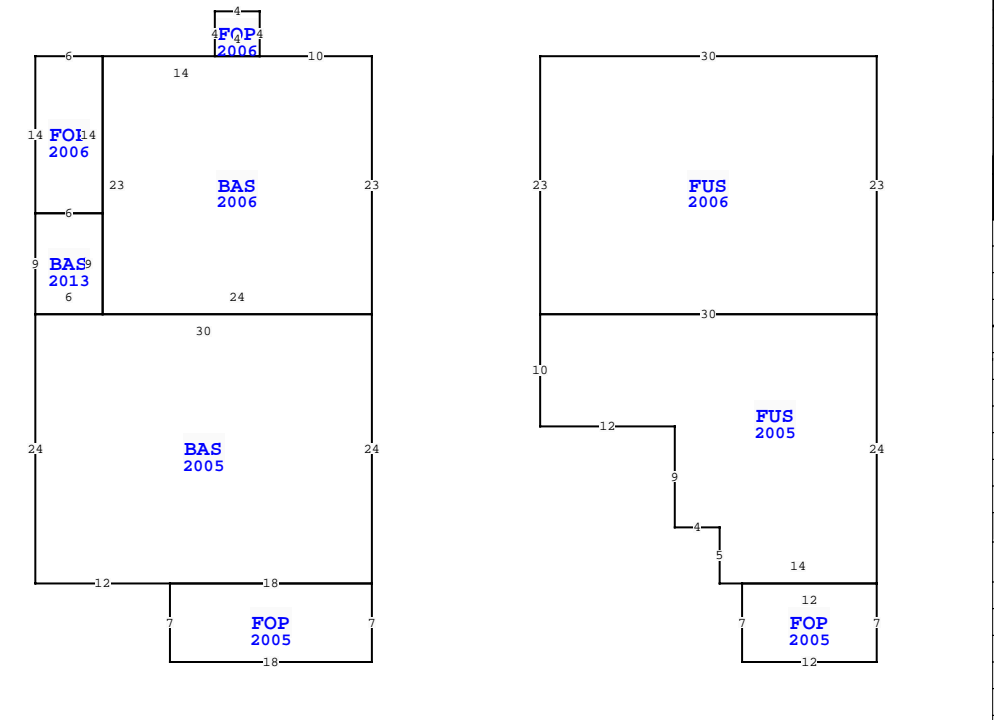


BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	10	ABOVE AVG 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	12	HARDWOOD 60
Interior Floo	14	CARPET 40
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		3 100
Frame	02	WOOD FRAME 100
Stories	2.	2. 100
Units		0 100
BUD8 Adjustme	02	DIST FB 100
Occupancy	00	NONE 100

MARKET ADJUSTMENTS												
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND	
0100	01	2,641	112.8960	112.90	298,169	2005	2006	0	0	0	8.50	91.50

NASSAU COUNTY PROPERTY			
VALUATION SUMMARY			PAGE 1 of 1
VALUATION BY			STANDARD
Tax Group: 2			Tax Dist:
BUILDING MARKET VALUE			272,825
TOTAL MARKET OB/XF VALUE			12,731
TOTAL LAND VALUE - MARKET			212,500
TOTAL MARKET VALUE			498,056
SOH/AGL Deduction			0
ASSESSED VALUE			498,056
TOTAL EXEMPTION VALUE			0
BASE TAXABLE VALUE			498,056
TOTAL JUST VALUE			498,056
NCON VALUE			0
INCOME VALUE			
PREVIOUS YEAR MKT VALUE			473,731



Quality		04 Quality Level 04			
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	720	100	2005	720	74,379
BAS	552	100	2006	552	57,024
BAS	54	100	2013	54	5,579
FOP	84	30	2005	25	2,583
FOP	126	30	2005	38	3,925
FOP	16	30	2006	5	517
FOP	84	30	2006	25	2,583
FUS	532	100	2005	532	54,958
FUS	690	100	2006	690	71,279
TOTALS	2,858			2,641	272,825

PERMIT NUM	DESCRIPTION	AMT	ISSUED
20132679	CARPORT	1,118	11/22/2013
20131168	REMODEL	20,000	05/23/2013
20061410	XFOB	1,100	06/21/2006
20060969	H/AC	5,000	05/08/2006
20060840	REMODEL	2,500	04/24/2006
20060482	OTHER	3,000	03/07/2006

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1857/0153	5/10/2013	WD	U	I	12	352,900

GRANTOR: ALDERSON JAMES L & SA						
GRANTEE: CLARK JOHN C & MARY						
1506/0674	6/19/2007	WD	Q	I		400,000
GRANTOR: CLARK JOHN C & MARY E						
GRANTEE: ALDERSON JAMES L &						

EXTRA FEATURES					
L N	OB/XF CODE	DESCRIPTION	BLD CAP	L W	UNITS
1	0500	FP-PRE FAB	0	0 0	1.00
2	0877	JACUZZI	0	0 0	1.00
3	0810	CONCRETE A	0	0 130 10	1,300.00
4	0479	VF PICKET	0	0 0	87.00
5	0940	SHEDS/PORT	0	0 8 10	80.00
6	0351	CARPORT MT	0	0 10 20	200.00

420 S 4TH ST, FERNANDINA BEACH			
BLD DATE	09/12/2013	KK	LGL DATE
XF DATE			LAND DATE
INC DATE			AG DATE
			05/22/2025 MLU

BUILDING NOTES	

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	0500	FP-PRE FAB	0	0 0	1.00	UT	3,500.00	3,500.00	100	2005	2005	3	88	3,080	
2	0877	JACUZZI	0	0 0	1.00	UT	1,000.00	1,000.00	100	2005	2005	3	22	220	
3	0810	CONCRETE A	0	0 130 10	1,300.00	SF	6.50	6.50	100	2005	2005	3	84	7,098	
4	0479	VF PICKET	0	0 0	87.00	LF	10.00	10.00	100	2005	2005	3	64	557	
5	0940	SHEDS/PORT	0	0 8 10	80.00	SF	30.00	30.00	100	2006	2006	3	24	576	
6	0351	CARPORT MT	0	0 10 20	200.00	SF	10.00	10.00	100	2014	2014	3	60	1,200	

BUILDING DIMENSIONS	
BAS=[YR=2006] W10 FOP=[YR=2006] N4 W4 S4 E4\$ W14	
FOP=[YR=2006] W6 S14 BAS=[YR=2013] S9 BAS=[YR=2005] S24 E12	
FOP=[YR=2005] S7 E18 N7 W18\$ E18 N24 W30\$ E6 N9 W6\$ E6 N14\$	
S23 E24 N23\$ PTR=E15 FUS=[YR=2006] E30 S23 FUS=[YR=2005]	
S24 FOP=[YR=2005] S7 W12 N7 E12\$ W14 N5 W4 N9 W12 N10 E30\$	
W30 N23\$ W15\$.	

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	0	0006	R-2	50.00	100.00	50.00	FF		1.00	1.00	1.00	4,250.00	4,250.00	212,500							

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