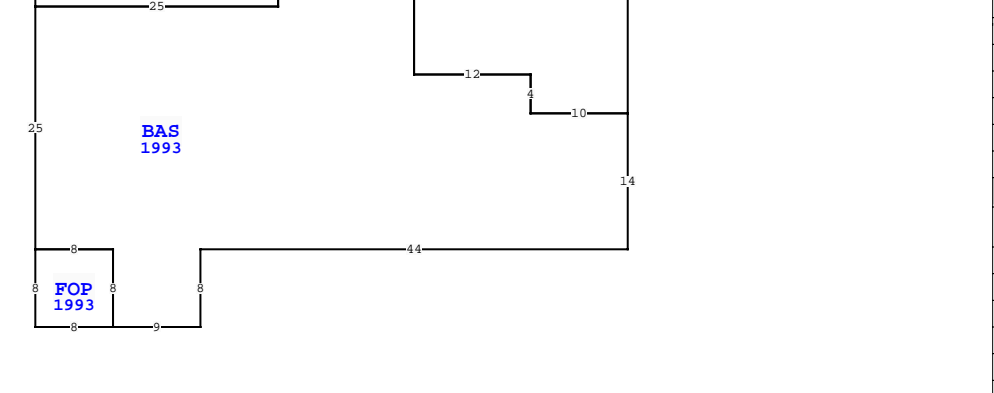


BUILDING CHARACTERISTICS	
ELEMENT	CD
Exterior Wall	15 CONC BLOCK 50
Exterior Wall	19 COMMON BRK 50
Roof Structure	03 GABLE/HIP 100
Roof Cover	02 ROLL COMP 50
Roof Cover	03 COMP SHNGL 50
Interior Wall	05 DRYWALL 100
Interior Floor	14 CARPET 80
Interior Floor	11 CLAY TILE 20
Air Condition	03 CENTRAL 100
Heating Type	04 AIR DUCTED 100
Bedrooms	3 100
Bathrooms	2 100
Frame	03 MASONRY 100
Stories	1. 1. 100
Units	0 100
BUD8 Adjustme	05 DIST 1A 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	2,346	110.8380	110.84	260,031	1963	1990		0	0	22.00	78.00		
1 SINGLE FAM - 100% - 2017 Heated Area: 1725 HX Base Yr 2017														



Quality					
DOR CODE	MAP NUM				
03	02				
0100					
SINGLE FAMILY					
NEIGHBORHOOD/LOC 2016.00					
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,725	100	1993	1,725	149,135
FOP	64	30	1993	19	1,643
FSP	535	40	1993	214	18,502
UCP	363	20	1993	73	6,311
UGR	700	45	1993	315	27,234
TOTALS	3,387			2,346	202,824

NASSAU COUNTY PROPERTY			
VALUATION SUMMARY			PAGE 1 of 1
VALUATION BY		STANDARD	
Tax Group: 8		Tax Dist:	
BUILDING MARKET VALUE		202,824	
TOTAL MARKET OB/XF VALUE		2,530	
TOTAL LAND VALUE - MARKET		130,000	
TOTAL MARKET VALUE		335,354	
SOH/AGL Deduction		176,973	
ASSESSED VALUE		158,381	
TOTAL EXEMPTION VALUE		50,722	
BASE TAXABLE VALUE		107,659	
TOTAL JUST VALUE		335,354	
NCON VALUE		0	
INCOME VALUE			
PREVIOUS YEAR MKT VALUE		296,549	

PERMIT NUM	DESCRIPTION	AMT	ISSUED
0242	ADDITION	4,500	06/01/1993
8377	REPAIR/RRF	1,000	09/14/1992

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1907/1425	3/14/2014	WD	Q	I	02	112,000
GRANTOR: MALPHRUS RUDOLPH MICH						
GRANTEE: WILCOX EDGAR T & EL						
0150/0401	1/01/1973	WD	Q	I		19,000
GRANTOR:						
GRANTEE:						

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	0810	CONCRETE A	0	100	29	21		609.00	SF	6.50	6.50	100	1976	1976	3	26	1,029	
2	0810	CONCRETE A	0	100	74	12		888.00	SF	6.50	6.50	100	1976	1976	3	26	1,501	

BUILDING NOTES			
1307 CLINCH DR, FERNANDINA BEACH			

BUILDING DIMENSIONS			
UGR=[YR=1993] W2 UCP=[YR=1993] N11W33S11 E33\$ W20			
BAS=[YR=1993] W14 FSP=[YR=1993] W16 D9 L9 S14 E25N23\$			
S23W25 S25 FOP=[YR=1993] S8E8N8W8\$ E8S8E9N8 E44 N14			
W10N4W12N30\$ S30 E12S4 E10N34\$.			

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	RSF	2100.00	100.00	100.00	FF		1.00	1.00	1.00	1,300.00	1,300.00	130,000							