

BUILDING CHARACTERISTICS		CONSTRUCTION	
ELEMENT	CD		
Exterior Wall	31	HARDIE BRD	100
Roof Structur	03	GABLE/HIP	100
Roof Cover	03	COMP SHNGL	100
Interior Wall	05	DRYWALL	100
Interior Floo	09	PINE WOOD	100
Air Condition	03	CENTRAL	100
Heating Type	04	AIR DUCTED	100
Bedrooms		8	100
Bathrooms		4	100
Frame	02	WOOD FRAME	100
Stories	2.	2.	100
Units		0	100
BUD8 Adjustme	02	DIST FB	100
Occupancy	00	NONE	100
Quality	03	Quality Level 03	
DOR CODE	0800	MULTI-FAMILY	
MAP NUM		MKT AREA	01
NEIGHBORHOOD/LOC	1009.00		
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR
BAS	1,008	100	1993
BAS	224	100	2009
BAS	416	100	2009
FUS	1,008	100	1993
FUS	224	100	2009
FUS	416	100	2009
TOTALS	3,296		

MARKET ADJUSTMENTS																							
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND												
2801	01	3,296	96.6000	121.72	401,189	1935	2015	0	0	4.00	96.00												
1 QUAD PLEX - 0% - 0 Heated Area: 3296 HX Base Yr																							
<table border="1"> <thead> <tr> <th>BLD DATE</th> <th>XF DATE</th> <th>INC DATE</th> <th>LGL DATE</th> <th>LAND DATE</th> <th>AG DATE</th> </tr> </thead> <tbody> <tr> <td></td> <td></td> <td></td> <td></td> <td>05/07/2025</td> <td>MLU</td> </tr> </tbody> </table>												BLD DATE	XF DATE	INC DATE	LGL DATE	LAND DATE	AG DATE					05/07/2025	MLU
BLD DATE	XF DATE	INC DATE	LGL DATE	LAND DATE	AG DATE																		
				05/07/2025	MLU																		

NASSAU COUNTY PROPERTY		PAGE 1 of 1	2
VALUATION SUMMARY			
VALUATION BY	STANDARD		
Tax Group: 2	Tax Dist:		
BUILDING MARKET VALUE			385,141
TOTAL MARKET OB/XF VALUE			27,780
TOTAL LAND VALUE - MARKET			116,100
TOTAL MARKET VALUE			529,021
SOH/AGL Deduction			44,593
ASSESSED VALUE			484,428
TOTAL EXEMPTION VALUE			0
BASE TAXABLE VALUE			484,428
TOTAL JUST VALUE			529,021
NCON VALUE			0
INCOME VALUE			
PREVIOUS YEAR MKT VALUE			491,079

PERMIT NUM	DESCRIPTION	AMT	ISSUED
20220292	COC		07/25/2023
20041613	REMODEL	6,000	09/08/2004
20040175	DEMOLITION	1,000	01/29/2004
2003731	REMODEL	10,000	08/17/2000
B8825	REMODEL	10,000	02/01/1995
8122	REMODEL	10,000	02/02/1994

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2738/1815	9/18/2024	WD	U	I	11	100
GRANTOR: JONES LAWRENCE R						
GRANTEE: JONES LAWRENCE LIVI						
2284/0726	6/06/2019	WD	Q	I	01	125,000
GRANTOR: SHEPHARD KENNETH L &						
GRANTEE: JONES LAWRENCE R						

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	0855	CONC PAVER	0	0	0	0		10.00	100	2024	2023		100	27,780	

BUILDING NOTES											
326 S 11TH ST, FERNANDINA BEACH											

BUILDING DIMENSIONS											
BAS=[YR=1993;ORIG=-28,8] S36 E28 N36 W28 \$											
FUS=[YR=1993;ORIG=10,8] S36 E28 N36 W28 \$											
BAS=[YR=2009;ORIG=0,0] W4 N8 W24 S16 E28 N8 \$											
FUS=[YR=2009;ORIG=10,-8] S16 E28 N8 W4 N8 W24 \$											
BAS=[YR=2009;ORIG=-28,44] S8 E28 N8 W28 \$											
FUS=[YR=2009;ORIG=10,44] S8 E28 N8 W28 \$											
PTR=[ORIG=0,0] E10 N8 S8 W10 \$											

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	000800	C	MULTI-FAMILY	0	0006	R-2	37.00	100.00	37.00	FF		1.00	1.00	1.00	2,700.00	2,700.00	99,900							
2	000800	C	MULTI-FAMILY	0	0006	R-2	6.00	66.00	6.00	FF		1.00	1.00	1.00	2,700.00	2,700.00	16,200							