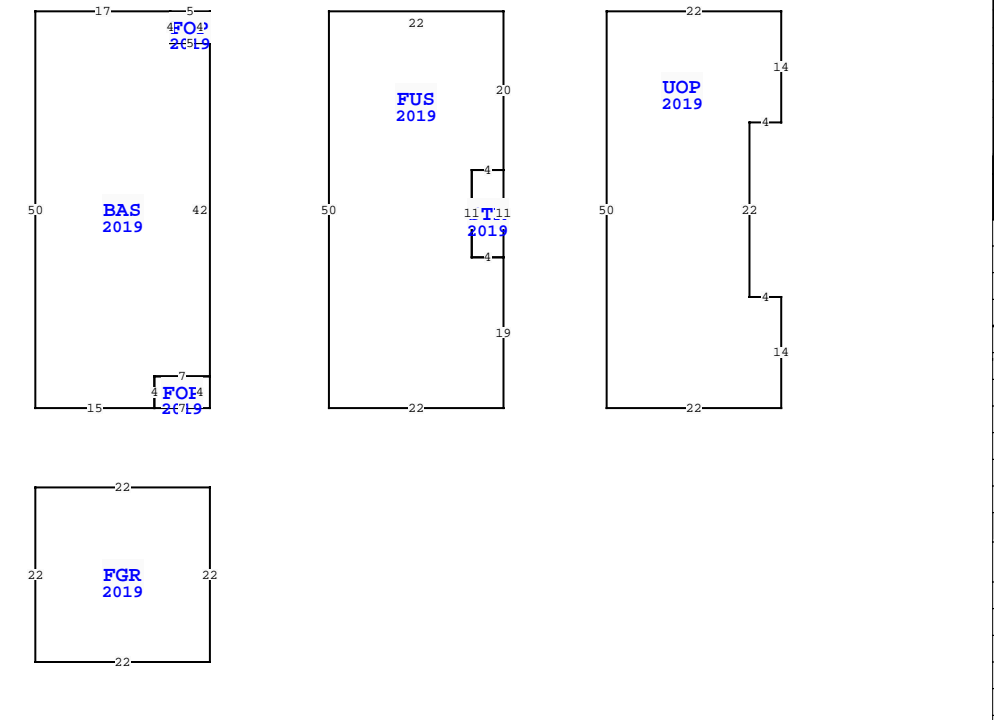


BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	10	ABOVE AVG 70
Exterior Wall	20	FACE BRICK 30
Roof Structure	01	FLAT 100
Roof Cover	04	BUILT-UP 100
Interior Wall	05	DRYWALL 100
Interior Floor	11	CLAY TILE 70
Interior Floor	14	CARPET 30
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2.5 100
Frame	03	MASONRY 100
Stories	2.	2. 100
Units		0 100

MARKET ADJUSTMENTS												
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND	
1	TOWNHOUSE	- 100%	- 2021									



Quality	01	Quality Level 01
DOR CODE	0100	SINGLE FAMILY
MAP NUM		MKT AREA 01
NEIGHBORHOOD/LOC	1010.0400	
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE
BAS	1,052	100
FGR	484	55
FOP	20	30
FOP	28	30
FUS	1,056	100
STR	44	10
UOP	1,012	20
TOTALS	3,696	

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
1	0855	CONC PAVER	0	100	0	32.00	SF	10.00	10.00	100	2019	2019
2	0855	CONC PAVER	0	100	0	57.00	SF	10.00	10.00	100	2019	2019
3	0855	CONC PAVER	0	100	0	110.00	SF	10.00	10.00	100	2019	2019
4	0409	ELEVATOR R	0	100	0	1.00	UT	10,200.00	10,200.00	100	2024	2019

129 S 3RD ST, FERNANDINA BEACH										BLD DATE		LGL DATE	
										XF DATE		LAND DATE	03/25/2024
										INC DATE		AG DATE	MLU

NASSAU COUNTY PROPERTY		PAGE 1 of 1	2
VALUATION SUMMARY			
VALUATION BY		STANDARD	
Tax Group: 2		Tax Dist:	
BUILDING MARKET VALUE			814,288
TOTAL MARKET OB/XF VALUE			12,130
TOTAL LAND VALUE - MARKET			125,000
TOTAL MARKET VALUE			951,418
SOH/AGL Deduction			725,862
ASSESSED VALUE			225,556
TOTAL EXEMPTION VALUE	HX HB		50,722
BASE TAXABLE VALUE			174,834
TOTAL JUST VALUE			951,418
NCON VALUE			0
INCOME VALUE			
PREVIOUS YEAR MKT VALUE			915,335

PERMIT NUM	DESCRIPTION	AMT	ISSUED
20173764	CO ISSUED	0	02/11/2020
20173764	NEW CONSTR	277,521	12/01/2017
20173769	GARAGE	22,225	12/01/2017

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2754/1134	12/02/2024	LE	U	I	11	100

GRANTOR: MAUK DONALD & WANDA J  
GRANTEE: COBIN SUZY MAUK  
2339/1901 2/11/2020 SW Q I 02 599,000  
GRANTOR: ARTISAN HOMES LLC  
GRANTEE: MAUK DONALD & WANDA

BUILDING NOTES	

BUILDING DIMENSIONS	
FUS=[YR=2019;ORIG=15,0] E22 S20 W4 S11 E4 S19 W22 N50 \$	
BAS=[YR=2019;ORIG=-5,0] W17 S50 E15 N4 E7 N42 W5 N4 \$	
UOP=[YR=2019;ORIG=50,0] E22 S14 W4 S22 E4 S14 W22 N50 \$	
FGR=[YR=2019;ORIG=0,60] W22 S22 E22 N22 \$	
STR=[YR=2019;ORIG=37,20] S11 W4 N11 E4 \$	
FOP=[YR=2019;ORIG=-7,50] E7 N4 W7 S4 \$	
FOP=[YR=2019;ORIG=0,0] W5 S4 E5 N4 \$	
PTR=[ORIG=0,0] E15 W15 \$	
PTR=[ORIG=0,0] E50 W50 \$	
PTR=[ORIG=0,0] S60 N60 \$	

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	DPTH FACT	% COND	TOT ADJ	UNIT PRICE	ADJ UNIT PRICE	LAND VALUE	OTHER ADJUSTMENTS AND NOTES	YEAR	DENSITY	DECL	FRZ	YR	CONSRV	
1	000310	C	TOWNHOUSE	100	0006	MU-1	0.00	0.00	2,500.00	SF		1.00	1.00	1.00	50.00	50.00	125,000								