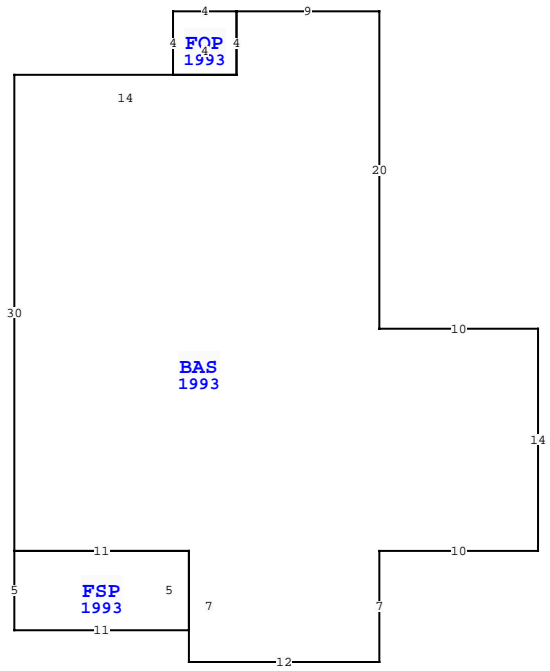


BUILDING CHARACTERISTICS		CONSTRUCTION	
ELEMENT	CD		
Exterior Wall	27	PREFIN MTL 90	
Exterior Wall	10	ABOVE AVG 10	
Roof Structure	03	GABLE/HIP 100	
Roof Cover	03	COMP SHNGL 100	
Interior Wall	05	DRYWALL 100	
Interior Floor	14	CARPET 80	
Interior Floor	08	SHT VINYL 20	
Air Condition	03	CENTRAL 100	
Heating Type	04	AIR DUCTED 100	
Bedrooms		3 100	
Bathrooms		1 100	
Frame	02	WOOD FRAME 100	
Stories	1.	1. 100	
Units		0 100	
BUD8 Adjustme	02	DIST FB 100	
Occupancy	00	NONE 100	
Quality	02	Quality Level 02	
DOR CODE	0100	SINGLE FAMILY	
MAP NUM		MKT AREA	01
NEIGHBORHOOD/LOC	1001.00		
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR
BAS	950	100	1993
FOP	16	30	1993
FSP	55	40	1993
TOTALS	1,021		
		977	89,434

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% - 0								
Heated Area: 950						HX Base Yr 1992					



NASSAU COUNTY PROPERTY		PAGE 1 of 1	2
VALUATION SUMMARY			
VALUATION BY			STANDARD
Tax Group: 2	Tax Dist:		
BUILDING MARKET VALUE			89,434
TOTAL MARKET OB/XF VALUE			0
TOTAL LAND VALUE - MARKET			212,500
TOTAL MARKET VALUE			301,934
SOH/AGL Deduction			260,638
ASSESSED VALUE			41,296
TOTAL EXEMPTION VALUE	HX HB		25,000
BASE TAXABLE VALUE			16,296
TOTAL JUST VALUE			301,934
NCON VALUE			0
INCOME VALUE			
PREVIOUS YEAR MKT VALUE			285,446

PERMIT NUM	DESCRIPTION	AMT	ISSUED
20051507	REPAIR/RRF	7,000	04/04/2005
984685	REMODEL	350	12/17/1998
7275	REPAIR/RRF	2,000	08/18/1992
1333E	CHNGE SRVC	200	12/01/1985

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
0635/1215	9/10/1991	WD	U	I		35,000
GRANTOR: HICKS TERRY & F						
GRANTEE: ADAMS CAROL LEE						
0588/1253	1/25/1990	WD	Q	I		25,400
GRANTOR: FRUITT ALMA & JOHN						
GRANTEE: HICKS TERRY & FRANK						

BLD DATE		LGL DATE	
XF DATE	INC DATE	LAND DATE	AG DATE
		05/22/2025	MLU

BUILDING NOTES	
BUILDING DIMENSIONS	
BAS=[YR=1993] W10 N20 W9 FOP=[YR=1993] W4 S4 E4N4\$ S4 W14 S30	
FSP=[YR=1993] S5 E11 N5W11\$ E11 S7 E12 N7 E10 N14\$.	

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
211 S 3RD ST, FERNANDINA BEACH																
TOTAL OB/XF 0																

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	MU-1	50.00	100.00	50.00	FF		1.00	1.00	1.00	4,250.00	4,250.00	212,500							