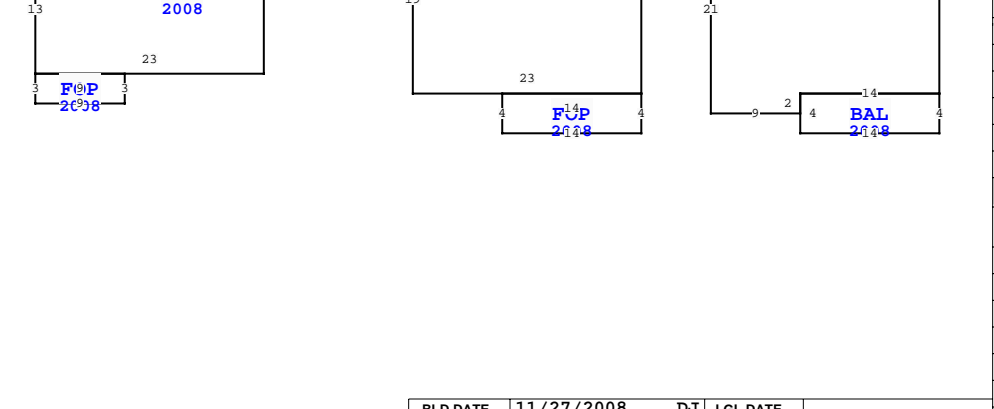




BUILDING CHARACTERISTICS	
ELEMENT	CD CONSTRUCTION
Exterior Wall	16 WD FR STUC 100
Roof Structur	03 GABLE/HIP 100
Roof Cover	08 CLAY TILE 100
Interior Wall	05 DRYWALL 100
Interior Floor	11 CLAY TILE 60
Interior Floor	14 CARPET 40
Air Condition	03 CENTRAL 100
Heating Type	04 AIR DUCTED 100
Bedrooms	4 100
Bathrooms	3.5 100
Frame	02 WOOD FRAME 100
Stories	3. 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%	-	2013						
Heated Area: 2294 HX Base Yr 2013											



Quality	03	Quality Level 03
DOR CODE	0100	SINGLE FAMILY
MAP NUM		MKT AREA 03
NEIGHBORHOOD/LOC	3043.00	
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE
BAL	56	15
BAS	388	100
FGR	483	55
FOP	27	30
FOP	56	30
FST	25	55
FST	25	55
FST	49	55
FUS	944	100
FUS	962	100
TOTALS	3,015	

NASSAU COUNTY PROPERTY		PAGE 1 of 1	8
VALUATION SUMMARY			
VALUATION BY	STANDARD		
Tax Group: 8	Tax Dist:		
BUILDING MARKET VALUE			500,168
TOTAL MARKET OB/XF VALUE			15,489
TOTAL LAND VALUE - MARKET			140,000
TOTAL MARKET VALUE			655,657
SOH/AGL Deduction			444,475
ASSESSED VALUE			211,182
TOTAL EXEMPTION VALUE	HX HB		50,722
BASE TAXABLE VALUE			160,460
TOTAL JUST VALUE			655,657
NCON VALUE			0
INCOME VALUE			
PREVIOUS YEAR MKT VALUE			551,793

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B20541	NEW CONSTR	0	12/01/2007

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2777/1237	3/28/2025	WD Q	Q	I	02	765,000
GRANTOR: ARNOLD JANE R & RICHA						
GRANTEE: HARRIS STUART LEE						
1799/0531	6/20/2012	WD Q	Q	I	02	270,000
GRANTOR: CBC NATIONAL BANK						
GRANTEE: ARNOLD JANE R & RIC						

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	0504	FP-ELECTRI	0	100	0	0		1.00	UT 2,000.00	100	2008	2008	3	91	1,820	
2	0810	CONCRETE A	0	100	20	9		180.00	SF 6.50	100	2008	2008	3	88	1,030	
3	0855	CONC PAVER	0	100	0	0		169.00	SF 10.00	100	2008	2008	3	88	1,487	
4	0410	ELEVATOR	0	100	0	0		1.00	UT 10,000.00	100	2008	2008	3	100	10,000	
5	0463	FENCE GATE	0	100	0	0		1.00	UT 300.00	100	2008	2008	3	72	216	
6	1126	CB/STC 8"	0	100	0	0		133.00	SF 8.00	100	2008	2008	3	88	936	

BLD DATE		11/27/2008	DJ	LGL DATE	
XF DATE				LAND DATE	04/15/2024
INC DATE				AG DATE	MLU

BUILDING NOTES	
96123 RODDENBERRY WAY, FERNANDINA BEACH	

BUILDING DIMENSIONS	
FGR=[YR=2008] W23 S21 FST=[YR=2008] S6 BAS=[YR=2008] S13 FOP=[YR=2008] S3 E9 N3 W9\$ E23 N19 W14 S5 W5 S1 W4\$ E4 N1 E5 N5 W9\$ E23 N21\$ PTR= E15 FUS=[YR=2008] E12 S2 E11 S40 POP=[YR=2008] S4 W14 N4 E14\$ W23 N19 E4 FST=[YR=2008] E5 S5 W5 N5\$ W4 N23\$ W15\$ PTR=E45 FUS=[YR=2008] E12 S2 E11 S40 BAL=[YR=2008] S4 W14 N4 E14\$ W14 S2 W9 N21 E4 FST=[YR=2008] E5S5W5N5\$ W4 N23\$ W45\$.	

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		PUD	0.00	0.00	1.00	LT		1.00	1.00	1.00	140,000.00	140,000.00	140,000							