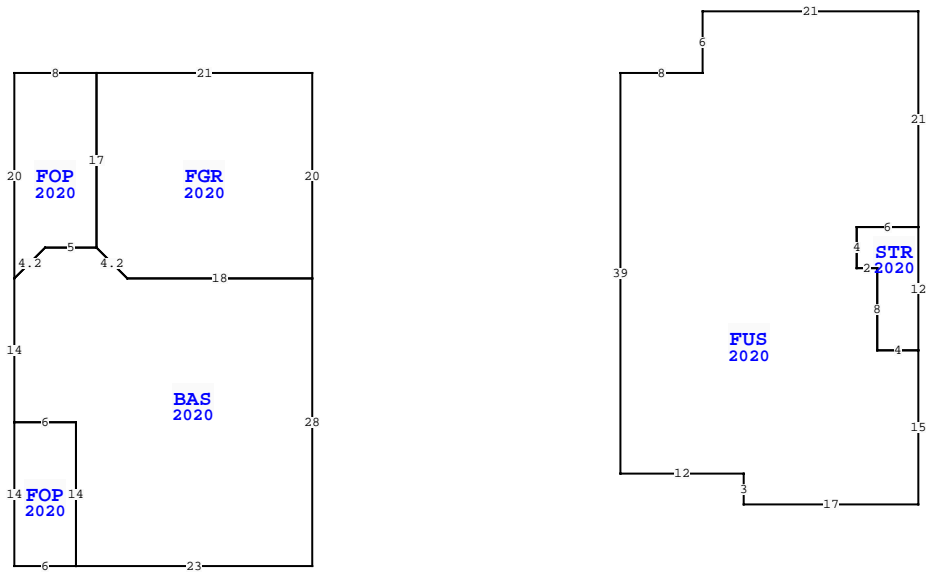


BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	16	WD FR STUC 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	08	CLAY TILE 100
Interior Wall	05	DRYWALL 100
Interior Floor	11	CLAY TILE 50
Interior Floor	12	HARDWOOD 50
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2.5 100
Frame	02	WOOD FRAME 100
Stories	2.	2. 100
Units		0 100
Quality	03	Quality Level 03
DOR CODE	0100	SINGLE FAMILY
MAP NUM		MKT AREA 03
NEIGHBORHOOD/LOC		3043.100
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE
BAS	752	100
FGR	416	55
FOP	84	30
FOP	141	30
FUS	1,252	100
STR	56	10
TOTALS	2,701	

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							
			Heated Area: 2004				HX Base Yr 2021					



NASSAU COUNTY PROPERTY			PAGE 1 of 1
VALUATION SUMMARY			8
VALUATION BY			STANDARD
Tax Group: 8	Tax Dist:		
BUILDING MARKET VALUE			470,620
TOTAL MARKET OB/XF VALUE			3,371
TOTAL LAND VALUE - MARKET			140,000
TOTAL MARKET VALUE			613,991
SOH/AGL Deduction			182,889
ASSESSED VALUE			431,102
TOTAL EXEMPTION VALUE	HX HB		50,722
BASE TAXABLE VALUE			380,380
TOTAL JUST VALUE			613,991
NCON VALUE			0
INCOME VALUE			
PREVIOUS YEAR MKT VALUE			516,122

PERMIT NUM	DESCRIPTION	AMT	ISSUED
20000481	NEW CONSTR	268,301	01/16/2020

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2760/45	12/23/2024	LE U	I	11		100
GRANTOR: THOMPSON EDWARD J JR						
GRANTEE: THOMPSON JOINT REVO						
2379/1562	7/22/2020	SW Q	I	02		455,800
GRANTOR: ARTISAN HOMES LLC						
GRANTEE: THOMPSON EDWARD J J						

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
1	0855	CONC PAVER	0	100	0	0		10.00	100	2020	2020	3
TOTALS												
96111 RODDENBERRY WAY, FERNANDINA BEACH												
BLD DATE												
XF DATE												
INC DATE												
LGL DATE												
LAND DATE												
AG DATE												
04/15/2024 MLU												
TOTAL OB/XF 3,371												

BUILDING NOTES												

BUILDING DIMENSIONS												
FGR=[YR=2020] W21 FOP=[YR=2020] W8 S20 BAS=[YR=2020] S14												
FOP=[YR=2020] S14 E6 N14 W6 \$ E6 S14 E23 N28 W18 U3 L3 W5												
D3 L3 \$ U3 R3 E5 N17 \$ S17 D3 R3 E18 N20 \$ PTR= E30												
FUS=[YR=2020] E8 N6 E21 S21 STR=[YR=2020] W6 S4 E2 S8 E4												
N12 \$ W6 S4 E2 S8 E4 S15 W17 N3 W12 N39 \$ W30 \$ .												

LAND DESCRIPTION												
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPH FACT
1	000100	C	RES	100		PUD	0.00	0.00	1.00	LT		1.00
TOTAL ADJ 1.00												
UNIT PRICE 140,000.00												
ADJ UNIT PRICE 140,000.00												
LAND VALUE 140,000												
OTHER ADJUSTMENTS AND NOTES												
YEAR DENSITY DECL FRZ YR CONSRV												