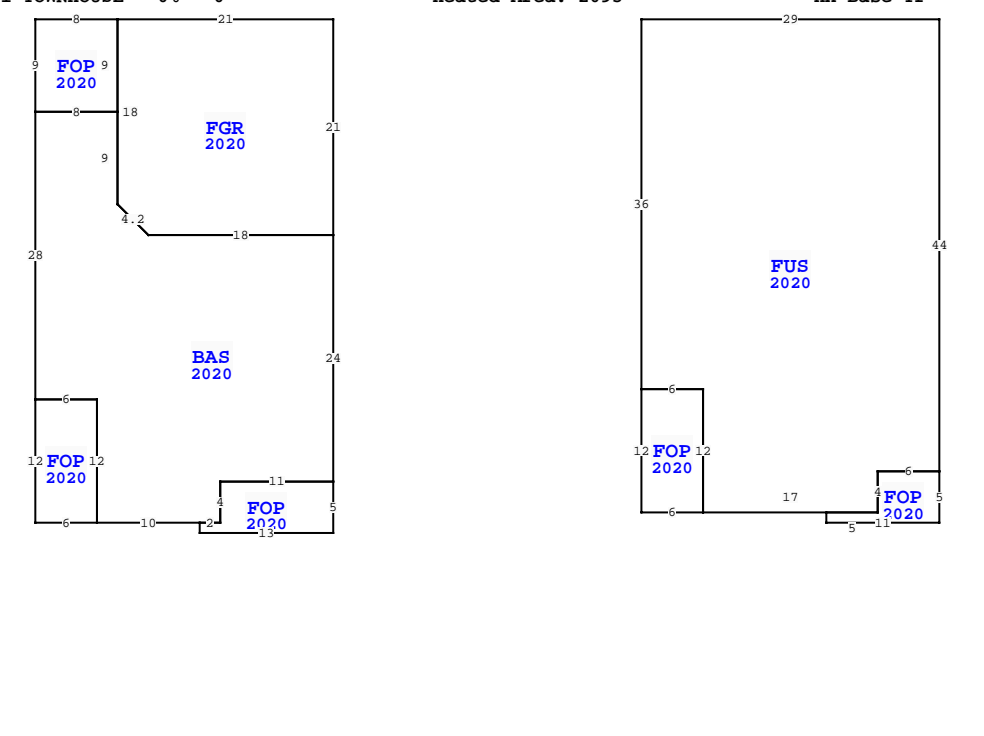


BUILDING CHARACTERISTICS	
ELEMENT	CD CONSTRUCTION
Exterior Wall	16 WD FR STUC 100
Roof Structur	03 GABLE/HIP 100
Roof Cover	08 CLAY TILE 100
Interior Wall	05 DRYWALL 100
Interior Floor	11 CLAY TILE 70
Interior Floor	14 CARPET 30
Air Condition	03 CENTRAL 100
Heating Type	04 AIR DUCTED 100
Bedrooms	3 100
Bathrooms	2.5 100
Frame	02 WOOD FRAME 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			
0320	12	2,426	208.4166	208.42	505,627	2020	2020	0	0	0	2.00	98.00		

NASSAU COUNTY PROPERTY		PAGE 1 of 1	8
VALUATION SUMMARY			
VALUATION BY		STANDARD	
Tax Group: 8		Tax Dist:	
BUILDING MARKET VALUE		495,514	
TOTAL MARKET OB/XF VALUE		3,048	
TOTAL LAND VALUE - MARKET		140,000	
TOTAL MARKET VALUE		638,562	
SOH/AGL Deduction		53,017	
ASSESSED VALUE		585,545	
TOTAL EXEMPTION VALUE		0	
BASE TAXABLE VALUE		585,545	
TOTAL JUST VALUE		638,562	
NCON VALUE		0	
INCOME VALUE			
PREVIOUS YEAR MKT VALUE		535,501	



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	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	797	100	2020	797	162,789
FGR	437	55	2020	240	49,021
FOP	35	30	2020	10	2,042
FOP	57	30	2020	17	3,472
FOP	72	30	2020	22	4,493
FOP	72	30	2020	22	4,493
FOP	72	30	2020	22	4,493
FUS	1,296	100	2020	1,296	264,710
TOTALS	2,838			2,426	495,514

PERMIT NUM	DESCRIPTION	AMT	ISSUED
20003596	CO ISSUED	0	12/31/2020
20003596	NEW CONSTR	0	03/26/2020

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2422/0163	12/30/2020	SW	Q	I	01	469,000
GRANTOR: ARTISAN HOMES LLC						
GRANTEE: FORTINI PAUL A & ME						
2170/0137	1/10/2018	SW	Q	V	05	3,900,000
GRANTOR: BIGHT ENTERPRISES LLC						
GRANTEE: ARTISAN HOMES LLC						

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	311.00	SF	10.00	10.00	100	2020	2020	3	98	3,048	

96119 RODDENBERRY WAY, FERNANDINA BEACH										BLD DATE		LGL DATE	04/15/2024	MLU
										XF DATE		LAND DATE		
										INC DATE		AG DATE		

BUILDING NOTES													
BUILDING DIMENSIONS													

FGR=[YR=2020] W21 FOP=[YR=2020] W8 S9 BAS=[YR=2020] S28
 FOP=[YR=2020] S12 E6 N12 W6 \$ E6 S12 E10 FOP=[YR=2020] S1
 E13 N5 W11 S4 W2 \$ E2 N4 E11 N24 W18 U3 L3 N9 W8 \$ E8 N9 \$
 S18 D3 R3 E18 N21 \$ PTR= E30 FUS=[YR=2020] E29 S44
 FOP=[YR=2020] S5 W11 N1 E5 N4 E6 \$ W6 S4 W17 FOP=[YR=2020]
 W6 N12 E6 S12 \$ N12 W6 N36 \$ W30 \$.

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