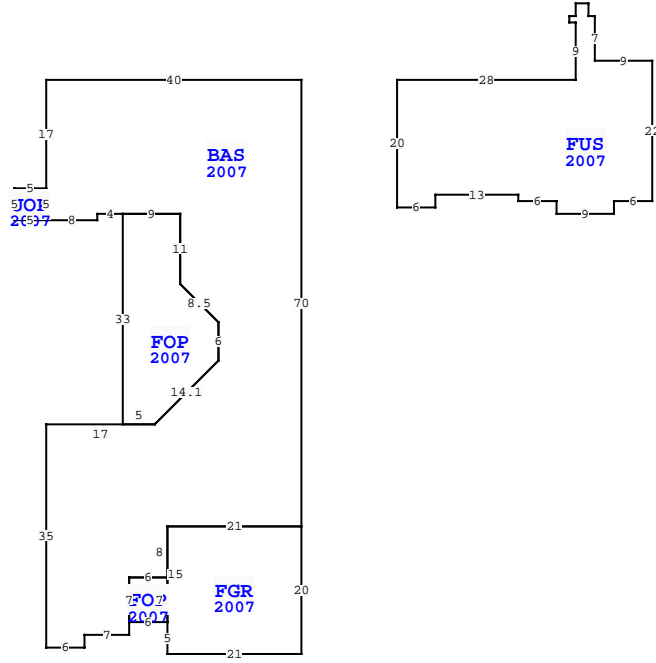


BUILDING CHARACTERISTICS		CONSTRUCTION	
ELEMENT	CD		
Exterior Wall	16	WD FR STUC	70
Exterior Wall	15	CONC BLOCK	30
Roof Structure	08	IRREGULAR	100
Roof Cover	07	CONC TILE	100
Interior Wall	05	DRYWALL	100
Interior Floor	11	CLAY TILE	60
Interior Floor	14	CARPET	40
Air Condition	03	CENTRAL	100
Heating Type	04	AIR DUCTED	100
Bedrooms		4	100
Bathrooms		4	100
Frame	02	WOOD FRAME	100
Stories	2.	2.	100
Units		0	100
Quality	05	Quality Level 05	
DOR CODE	0100	SINGLE FAMILY	
MAP NUM		MKT AREA	03
NEIGHBORHOOD/LOC	3021.00		
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR
BAS	2,332	100	2007
FGR	420	55	2007
FOP	42	30	2007
FOP	361	30	2007
FUS	833	100	2007
UOP	25	20	2007
TOTALS	4,013		

MARKET ADJUSTMENTS												
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND	
1	SFR CUST	- 100%	- 2017									
					Heated Area: 3165							
						HX Base Yr 2017						



NASSAU COUNTY PROPERTY		PAGE 1 of 1	8
VALUATION SUMMARY			
VALUATION BY	STANDARD		
Tax Group: 8	Tax Dist:		
BUILDING MARKET VALUE			752,871
TOTAL MARKET OB/XF VALUE			10,127
TOTAL LAND VALUE - MARKET			135,000
TOTAL MARKET VALUE			897,998
SOH/AGL Deduction			358,793
ASSESSED VALUE			539,205
TOTAL EXEMPTION VALUE	HX HB		50,722
BASE TAXABLE VALUE			488,483
TOTAL JUST VALUE			897,998
NCON VALUE			0
INCOME VALUE			
PREVIOUS YEAR MKT VALUE			864,202

PERMIT NUM	DESCRIPTION	AMT	ISSUED
E17674	ELEC OTHER	2,000	07/01/2006
R0609459	REPAIR/RRF	10,000	06/01/2006
P10670	OTHER	0	01/01/2006
C16270	CO ISSUED	0	10/01/2005
B16270	NEW CONSTR	228,478	10/01/2005

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2056/0460	6/30/2016	WD Q	Q	I	01	600,000
GRANTOR: CAMPANA PATRICIA P LI						
GRANTEE: FLOHR SARA LEIGH RE						
1672/0371	4/06/2010	WD U	I	30		100
GRANTOR: CAMPANA PATRICIA P						
GRANTEE: CAMPANA PATRICIA &						

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	2,000.00	100	2007	2007	3	90	1,800
2	0811	CONCRETE B	0	100	0	0		545.00	SF	5.20	5.20	100	2007	2007	3	87	2,466
3	0810	CONCRETE A	0	100	15	3		45.00	SF	6.50	6.50	100	2007	2007	3	87	254
4	0835	QUARY TILE	0	100	0	0		211.00	SF	10.00	10.00	100	2007	2007	3	87	1,836
5	0910	SCRN RM L	0	100	0	0		487.00	SF	15.00	15.00	100	2007	2007	3	27	1,972
6	1123	CB 8"	0	100	0	0		252.00	SF	6.15	6.15	100	2007	2007	3	87	1,348
7	0877	JACUZZI	0	100	0	0		1.00	UT	1,000.00	1,000.00	100	2007	2007	3	27	270
8	0810	CONCRETE A	0	100	8	4		32.00	SF	6.50	6.50	100	2007	2007	3	87	181

95217 WILLET WAY, FERNANDINA BEACH

BLD DATE	09/10/2007	KK	LGL DATE	
XF DATE			LAND DATE	
INC DATE			AG DATE	

BUILDING NOTES	

BUILDING DIMENSIONS	
BAS=[YR=2007] W40 S17 UOP=[YR=2007] W5 S5 E5 N5\$ S5 E8 N1 E4 FOP=[YR=2007] S33 E5 U10 R10 N6 U6 L6 N11 W9 \$ E9 S11 D6 R6 S6 D10 L10 W17 S35 E6 N2 E7 N2 FOP=[YR=2007] E6 FGR=[YR=2007] S5 E21 N20 W21 S15\$ N7 W6 S7\$ N7 E6 N8 E21 N70\$ PTR=E15 FUS=[YR=2007] E28 N9 W1 N1 E1 N2 E2 S2 E1 S7 E9 S22 W6 S2 W9 N2 W6 N1 W13 S2 W6 N20\$ W15 \$.	

LAND DESCRIPTION										TOTAL OB/XF										10,127				
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	135,000.00	135,000.00	135,000							