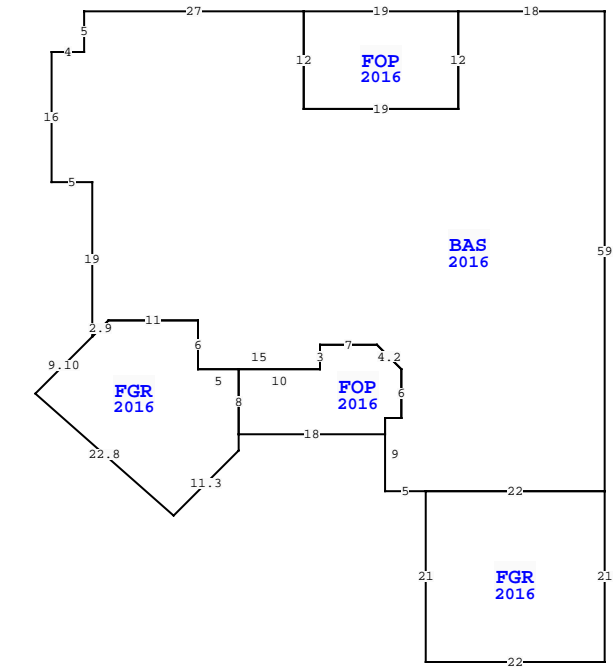


BUILDING CHARACTERISTICS		CONSTRUCTION	
ELEMENT	CD		
Exterior Wall	16	WD FR STUC	100
Roof Structur	08	IRREGULAR	100
Roof Cover	07	CONC TILE	100
Interior Wall	05	DRYWALL	100
Interior Floor	11	CLAY TILE	50
Interior Floor	12	HARDWOOD	50
Air Condition	03	CENTRAL	100
Heating Type	04	AIR DUCTED	100
Bedrooms		4	100
Bathrooms		3.5	100
Frame	02	WOOD FRAME	100
Stories	1.	1. 100	
Units		0 100	
Quality	03	Quality Level 03	
DOR CODE	0100	SINGLE FAMILY	
MAP NUM		MKT AREA	03
NEIGHBORHOOD/LOC	3021.00		
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR
BAS	2,921	100	2016
FGR	370	55	2016
FGR	462	55	2016
FOP	182	30	2016
FOP	228	30	2016
TOTALS	4,163		
			3,502
			1,007,770

MARKET ADJUSTMENTS													
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND		
0500	12	3,502	189.7200	299.76	1,049,760	2016	2016	0	0	4.00	96.00		
1 SFR CUST - 0% - 0 Heated Area: 2921 HX Base Yr													



NASSAU COUNTY PROPERTY			PAGE 1 of 1	8
VALUATION SUMMARY				
VALUATION BY	STANDARD			
Tax Group: 8	Tax Dist:			
BUILDING MARKET VALUE	1,007,770			
TOTAL MARKET OB/XF VALUE	20,422			
TOTAL LAND VALUE - MARKET	300,000			
TOTAL MARKET VALUE	1,328,192			
SOH/AGL Deduction	240,663			
ASSESSED VALUE	1,087,529			
TOTAL EXEMPTION VALUE	0			
BASE TAXABLE VALUE	1,087,529			
TOTAL JUST VALUE	1,328,192			
NCON VALUE	0			
INCOME VALUE	0			
PREVIOUS YEAR MKT VALUE	1,350,390			

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B1631883	CO ISSUED	0	08/31/2016
B1631883	NEW CONSTR	0	03/01/2016

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2071/0274	9/01/2016	WD Q	Q	I	01	732,800
GRANTOR: W R HOWELL COMPANY						
GRANTEE: RICHARDS JOHN THOMA						
2043/0170	4/28/2016	SW U	V	V	30	195,000
GRANTOR: CELLARIUS CAPITAL INC						
GRANTEE: W R HOWELL COMPANY						

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	0	0	1.00	UT	2,000.00	2,000.00	100	2016	2016	3	97	1,940	
2	0600	SUMMER KIT	0	0	0	1.00	UT	5,000.00	5,000.00	100	2016	2016	3	70	3,500	
3	0855	CONC PAVER	0	0	0	1,577.00	SF	10.00	10.00	100	2016	2016	3	95	14,982	

94233 GULL POINT PL, FERNANDINA BEACH

BLD DATE	LGL DATE
XF DATE	LAND DATE
INC DATE	AG DATE

BUILDING NOTES	

BUILDING DIMENSIONS	
BAS=[YR=2016] W18 FOP=[YR=2016] W19 S12 E19 N12\$ S12 W19 N12 W27 S5 W4 S16 E5 S19FGR=[YR=2016] D7 L7 D15 R17 U8 R8 N2 FOP=[YR=2016] E18 N2 E2 N6 U3 L3 W7 S3 W10 S8\$ N8 W5 N6 W11 D2 L2 \$ U2 R2 E11 S6 E15 N3 E7 D3 R3 S6 W2 S9 E5 FGR=[YR=2016] S21 E22 N21 W22\$ E22 N59\$.	

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	300,000.00	300,000.00	300,000							