

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	14	CARPET	50
Air Condition	03	CENTRAL	100
Heating Type	04	AIR DUCTED	100
Bedrooms		3	100
Bathrooms		2	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	2,560	100	2017
FGR	828	55	2017
FOP	38	30	2017
FSP	384	40	2017
TOTALS	3,810		

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%	- 2019	292.83	931,199	2017	2017	0	0	3.50	96.50

Heated Area: 2560 HX Base Yr 2019

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VALUATION SUMMARY			
VALUATION BY			STANDARD
Tax Group: 8	Tax Dist:		
BUILDING MARKET VALUE			898,607
TOTAL MARKET OB/XF VALUE			15,480
TOTAL LAND VALUE - MARKET			300,000
TOTAL MARKET VALUE			1,214,087
SOH/AGL Deduction			556,269
ASSESSED VALUE			657,818
TOTAL EXEMPTION VALUE	HX HB	50,722	
BASE TAXABLE VALUE			607,096
TOTAL JUST VALUE			1,214,087
NCON VALUE			0
INCOME VALUE			
PREVIOUS YEAR MKT VALUE			1,233,842

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B1802498	CO ISSUED	0	03/09/2018
B1633126	NEW CONSTR	332,533	09/27/2016

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2183/1447	3/13/2018	WD Q	Q	I	02	630,000

GRANTOR: ADVANTAGE HOME BUILDE
GRANTEE: LACEY ROBERT H III
2062/0778 7/27/2016 SW Q V 01 190,000
GRANTOR: PRESERVE OF AMELIA IS
GRANTEE: ADVANTAGE HOME BUIL

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	100	0	1,753.00	SF	7.00	7.00	100	2017	2017	3	96	11,780	
2	0600	SUMMER KIT	0	100	0	1.00	UT	5,000.00	5,000.00	100	2017	2017	3	74	3,700	

BLD DATE				LGL DATE			
XF DATE				LAND DATE			
INC DATE				AG DATE			
94084 GULL POINT PL, FERNANDINA BEACH							

BUILDING NOTES											

BUILDING DIMENSIONS											
BAS=[YR=2017;ORIG=-32,0] W28 S49 E31 E1 N2 E8 S2 E8 D2R2 E8 U2R2 N37 W32 N12 \$											
FGR=[YR=2017;ORIG=-60,49] S37 E4 S1 E14 N1 E4 N37 W22 \$											
FSP=[YR=2017;ORIG=0,0] W32 S12 E32 N12 \$											
FOP=[YR=2017;ORIG=-29,49] S2 E11 N2 W2 N2 W8 S2 W1 \$											

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	300,000.00	300,000.00	300,000							