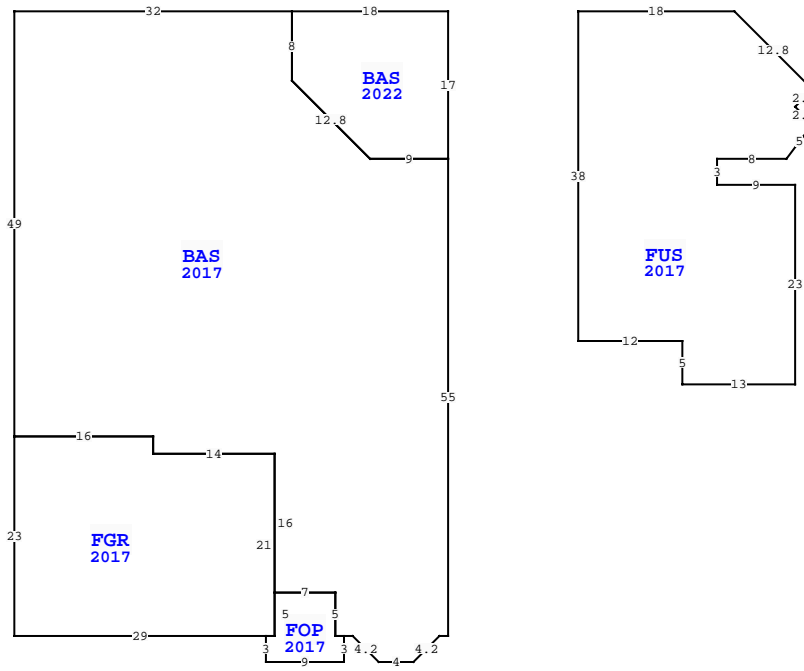




BUILDING CHARACTERISTICS		CONSTRUCTION	
ELEMENT	CD		
Exterior Wall	16	WD FR STUC	100
Roof Structur	08	IRREGULAR	100
Roof Cover	07	CONC TILE	100
Interior Wall	05	DRYWALL	100
Interior Floor	12	HARDWOOD	50
Interior Floor	14	CARPET	50
Air Condition	03	CENTRAL	100
Heating Type	04	AIR DUCTED	100
Bedrooms		5	100
Bathrooms		4.5	100
Frame	02	WOOD FRAME	100
Stories	1.5	1.5	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	2,659	100	2017
BAS	266	100	2022
FGR	662	55	2017
FOP	62	30	2017
FUS	972	100	2017
TOTALS	4,621		

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%	- 2025							
Heated Area: 3897					HX Base Yr 2025						



NASSAU COUNTY PROPERTY		PAGE 1 of 1	8
VALUATION SUMMARY			
VALUATION BY			STANDARD
Tax Group: 8	Tax Dist:		
BUILDING MARKET VALUE			1,147,080
TOTAL MARKET OB/XF VALUE			21,785
TOTAL LAND VALUE - MARKET			300,000
TOTAL MARKET VALUE			1,468,865
SOH/AGL Deduction			168,353
ASSESSED VALUE			1,300,512
TOTAL EXEMPTION VALUE	HX HB	50,722	
BASE TAXABLE VALUE			1,249,790
TOTAL JUST VALUE			1,468,865
NCON VALUE			0
INCOME VALUE			
PREVIOUS YEAR MKT VALUE			1,494,161

PERMIT NUM	DESCRIPTION	AMT	ISSUED
2113486	ADDITION	0	01/01/2022
B1705207	SCRN ENCL	8,433	08/21/2017
B1705718	CO ISSUED	0	06/28/2017
B1633204	NEW CONSTR	447,917	10/13/2016

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2719/993	4/26/2024	SW	U	I	11	100
GRANTOR: MEDNIKOW LEE STEPHEN						
GRANTEE: HICKS HARVEY W III						
2711/1132	4/26/2024	SW	Q	I	01	1,600,000
GRANTOR: MEDNIKOW LEE STEPHEN						
GRANTEE: HICKS HARVEY W III						

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	0		7.00	7.00	100	2017	2017	3	96	7,365	
2	0855	CONC PAVER	0	100	0	0		7.00	7.00	100	2017	2017	3	96	2,701	
3	0504	FP-ELECTRI	0	100	0	0		2,000.00	2,000.00	100	2017	2017	3	97	1,940	
4	0911	SCRN RM A	0	100	0	0		17.50	17.50	100	2017	2017	3	74	4,429	
5	0855	CONC PAVER	0	100	0	0		10.00	10.00	100	2017	2017	3	96	3,283	
6	0462	ST/AL FNC	0	100	0	0		10.00	10.00	100	2017	2017	3	81	1,555	
7	1125	CB/STC 6"	0	100	0	0		7.35	7.35	100	2017	2017	3	96	282	
8	0855	CONC PAVER	0	100	0	0		10.00	10.00	100	2017	2017	3	96	230	

TOTAL OB/XF										21,785						
94122 GULL POINT PL, FERNANDINA BEACH										BLD DATE		LGL DATE				
										XF DATE		LAND DATE				
										INC DATE		AG DATE				

BUILDING NOTES									

BUILDING DIMENSIONS									
BAS=[YR=2022] W18 BAS=[YR=2017] W32 S49 FGR=[YR=2017] S23 E29 FOP=[YR=2017] S3 E9 N3 W1 N5 W7 S5 W1\$ E1 N21 W14 N2 W16\$ E16 S2 E14 S16 E7 S5 E2 D3 R3 E4 U3 R3 E1 N55 W9 U9 L9 N8\$ S8 D9 R9 E9 N17\$ PTR=E15 FUS=[YR=2017] E18 D9 R9 D2 L2 D2 R2 D4 L3 W8 S3 E9 S23 W13 N5 W12 N38\$ W15\$.									

LAND DESCRIPTION										TOTAL OB/XF										21,785						
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPTH FACT	% COND	TOT ADJ	UNIT PRICE	ADJ UNIT PRICE	LAND VALUE	OTHER ADJUSTMENTS AND NOTES	YEAR	DENSITY	DECL	FRZ	YR	CONSVR		
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									