



BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	16	WD FR STUC 80
Exterior Wall	12	CEDAR 20
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 80
Interior Wall	08	DECORATIVE 20
Interior Floo	14	CARPET 80
Interior Floo	11	CLAY TILE 20
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		3 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100
BUD8 Adjustme	05	DIST 1A 100

Quality	03	Quality Level 03
DOR CODE	0100	SINGLE FAMILY

MAP NUM		MKT AREA	10
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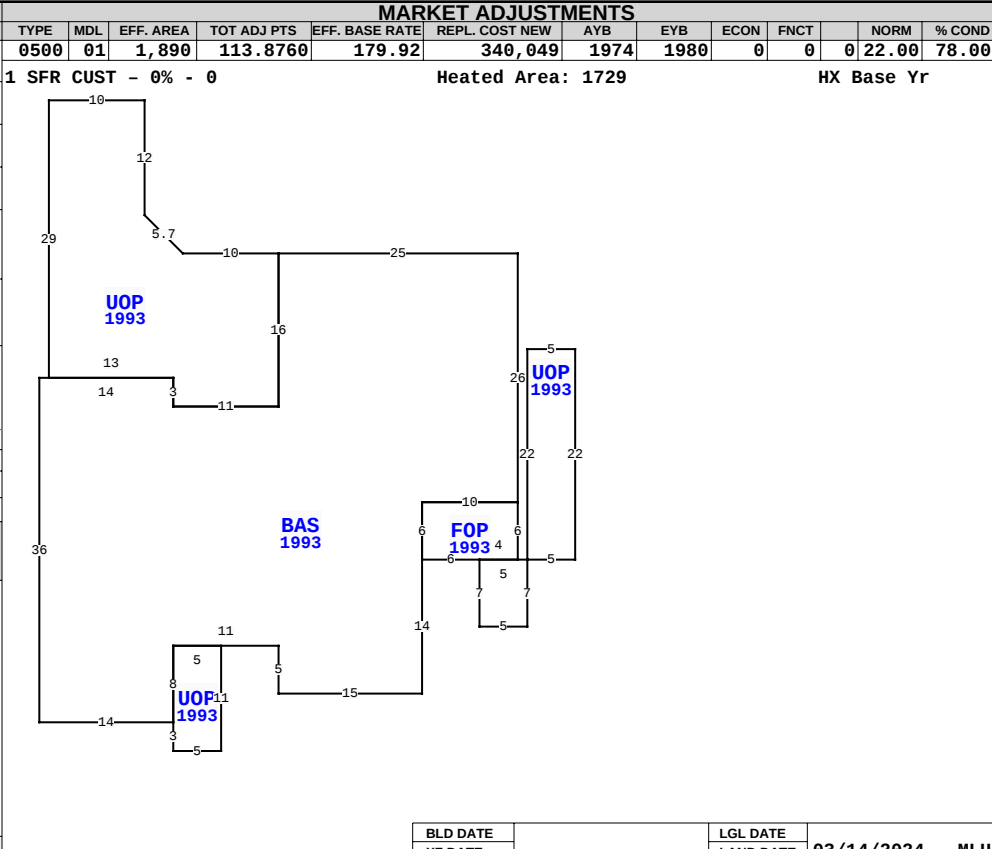
NEIGHBORHOOD/LOC	10001.00
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AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,729	100	1993	1,729	242,644
FOP	60	30	1993	18	2,526
UOP	55	20	1993	11	1,544
UOP	145	20	1993	29	4,070
UOP	513	20	1993	103	14,455
TOTALS	2,502			1,890	265,238

EXTRA FEATURES		
L N	OB/XF CODE	DESCRIPTION

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	0500	FP-PRE FAB	0	0	0	0	1.00	UT	3,500.00	3,500.00	100	1974	1974	3	32	1,120	
2	0802	ASPHALT B	0	0	0	0	713.00	SF	2.40	2.40	100	1974	1974	3	50	856	
3	0850	PEBBLE WLK	0	0	0	0	323.00	SF	3.50	3.50	100	1974	1974	3	24	271	
4	1126	CB/STC 8"	0	0	0	0	776.00	SF	8.00	8.00	100	1974	1974	3	24	1,490	
5	0444	BOX FNC 4'	0	0	0	0	3.00	LF	6.50	6.50	100	1974	1974	3	20	4	
6	0446	BOX FNC 6'	0	0	0	0	9.00	LF	20.00	20.00	100	1974	1974	3	20	36	
7	0820	WOOD WALK	0	0	0	0	318.00	SF	11.75	11.75	100	1974	1974	3	40	1,495	

LAND DESCRIPTION		
L N	USE CODE	CLS
1	000100	C



8 GREEN WINGED TEAL RD, FERNANDINA BEACH
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TOTAL OB/XF		
L N	USE CODE	CLS
1	000100	C

TOTAL OB/XF		
L N	USE CODE	CLS
1	000100	C

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
0500	01	1,890	113.8760	179.92	340,049	1974	1980	0	0	22.00	78.00

NASSAU COUNTY PROPERTY

VALUATION SUMMARY	
VALUATION BY	STANDARD
Tax Group: 5	Tax Dist:
BUILDING MARKET VALUE	265,238
TOTAL MARKET OB/XF VALUE	5,272
TOTAL LAND VALUE - MARKET	500,000
TOTAL MARKET VALUE	770,510
SOH/AGL Deduction	123,569
ASSESSED VALUE	646,941
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	646,941
TOTAL JUST VALUE	770,510
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	758,838

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B0165	REPAIR/RRF	6,583	01/01/1994

SALES DATA			
OFF RECORD Number	DATE	TYPE INST	Q / V / RSN CD
2742/165	9/25/2024	WD U I	11
GRANTOR: BALDWIN DOROTHY SUE K			
GRANTEE: BLADWIN SUE KNIPFER			
2659/984	7/25/2023	PR U I	11
GRANTOR: BALDWIN DOROTHY SUE K			
GRANTEE: BALDWIN DOROTHY SUE			

BUILDING NOTES

BUILDING DIMENSIONS		
BAS=[YR=1993] W25 UOP=[YR=1993] W10 U4 L4 N12 W10 S29 E13		
S3 E11 N16\$ S16 W11 N3 W14 S36 E14 UOP=[YR=1993] S3 E5 N11 W5		
S8\$ N8 E11 S5 E15 N14 FOP=[YR=1993] E6 UOP=[YR=1993] S7 E5 N7		
E5 N22 W5 S22 W5\$E4 N6 W10 S6 \$ N6 E10 N26 \$.		