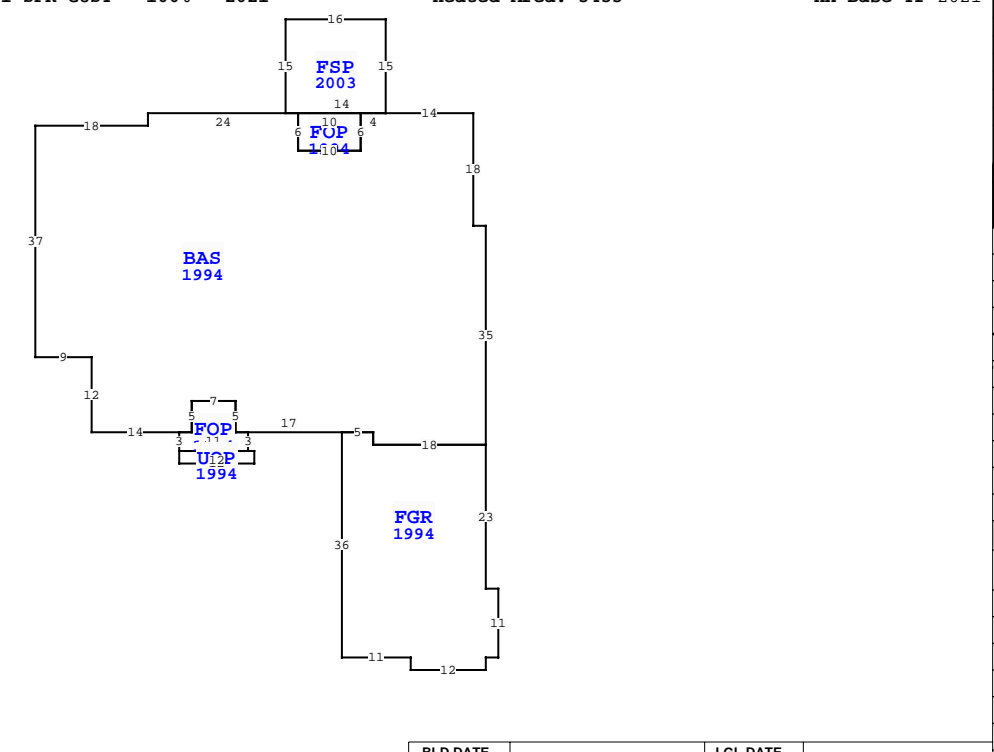


BUILDING CHARACTERISTICS	
ELEMENT	CD CONSTRUCTION
Exterior Wall	16 WD FR STUC 100
Roof Structur	03 GABLE/HIP 100
Roof Cover	03 COMP SHNGL 100
Interior Wall	05 DRYWALL 90
Interior Wall	08 DECORATIVE 10
Interior Floor	14 CARPET 70
Interior Floor	11 CLAY TILE 30
Air Condition	03 CENTRAL 100
Heating Type	04 AIR DUCTED 100
Bedrooms	3 100
Bathrooms	3.5 100
Frame	02 WOOD FRAME 100
Stories	1. 1. 100
Units	0 100

MARKET ADJUSTMENTS											
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
0500	11	4,033	139.4659	220.36	888,712	1994	2005	0	0	9.50	90.50

NASSAU COUNTY PROPERTY		PAGE 1 of 1	5
VALUATION SUMMARY			
VALUATION BY		STANDARD	
Tax Group: 5		Tax Dist:	
BUILDING MARKET VALUE		804,284	
TOTAL MARKET OB/XF VALUE		23,707	
TOTAL LAND VALUE - MARKET		450,000	
TOTAL MARKET VALUE		1,277,991	
SOH/AGL Deduction		429,181	
ASSESSED VALUE		848,810	
TOTAL EXEMPTION VALUE		50,722	
BASE TAXABLE VALUE		798,088	
TOTAL JUST VALUE		1,277,991	
NCON VALUE		0	
INCOME VALUE		0	
PREVIOUS YEAR MKT VALUE		1,241,820	



Quality		06 Quality Level 06			
DOR CODE		0100 SINGLE FAMILY			
MAP NUM		MKT AREA 10			
NEIGHBORHOOD/LOC 10001.00					
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	3,433	100	1994	3,433	684,629
FGR	838	55	1994	461	91,935
FOP	60	30	1994	18	3,589
FOP	68	30	1994	20	3,988
FSP	240	40	2003	96	19,145
UOP	24	20	1994	5	997
TOTALS	4,663			4,033	804,284

EXTRA FEATURES		10 WAX MYRTLE RD, FERNANDINA BEACH														
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	1994	1994	3	74	1,480
2	0810	CONCRETE A	0	100	11	6		66.00	SF 6.50	6.50	100	1994	1994	3	66	283
3	1126	CB/STC 8"	0	100	14	4		56.00	SF 8.00	8.00	100	1994	1994	3	66	296
4	0444	BOX FNC 4'	0	100	0	0		161.00	LF 6.50	6.50	100	1994	1994	3	20	209
5	1126	CB/STC 8"	0	100	0	0		418.00	SF 8.00	8.00	100	1994	1994	3	66	2,207
6	0855	CONC PAVER	0	100	0	0		2,046.00	SF 7.00	7.00	100	2009	2009	3	89	12,747
7	0855	CONC PAVER	0	100	0	0		252.00	SF 7.00	7.00	100	2009	2009	3	89	1,570
8	0855	CONC PAVER	0	100	0	0		789.00	SF 7.00	7.00	100	2009	2009	3	89	4,915

TOTAL OB/XF		23,707																						
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		RSF-1	0.00	0.00	1.00	LT		1.00	1.00	0.90	500,000.00	450,000.00	450,000							

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B1808655	MASTBATH	40,000	08/23/2018
B0618002	REPAIR/RRF	2,500	10/31/2006
B0210449	ADDITION	8,000	11/01/2002
R024557	REPAIR/RRF	800	11/01/2002
R002568	REPAIR/RRF	0	06/01/2000
B00587	NEW CONSTR	137,075	10/01/1993

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2391/1107	9/08/2020	WD	Q	I	01	1,050,000
GRANTOR: MCNAMARA TIMOTHY CONN						
GRANTEE: HYDE WILLIAM C & DE						
1953/1847	12/05/2014	WD	Q	I	02	625,000
GRANTOR: LAING BRIEN & LOIS G						
GRANTEE: MCNAMARA TIMOTHY CO						

BUILDING NOTES	

BUILDING DIMENSIONS	
BAS=[YR=1994] W2 N18 W14FSP=[YR=2003] N15 W16 S15E2 FOP=[YR=1994] S6 E10 N6W10 \$E14\$W4 S6 W10 N6 W24 S2 W18 S37 E9 S12 E14 FOP=[YR=1994] S3 UOP=[YR=1994] S2 E12 N2 W12 \$ E11 N3 W2 N5 W7 S5 W2 \$ E2 N5 E7 S5 E17 FGR=[YR=1994] S36 E11 S2 E12 N2 E2 N11 W2 N23 W18 N2 W5 \$ E5 S2 E18 N35 \$.	