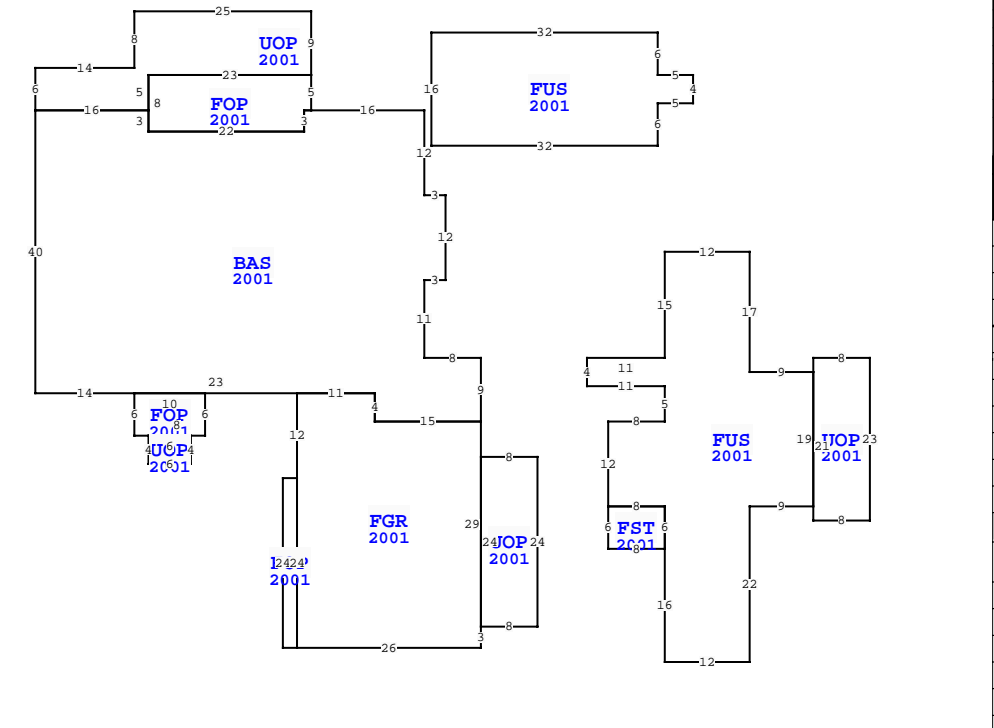


BUILDING CHARACTERISTICS	
ELEMENT	CD
Exterior Wall	16 WD FR STUC 100
Roof Structur	08 IRREGULAR 100
Roof Cover	03 COMP SHNGL 100
Interior Wall	05 DRYWALL 100
Interior Floo	14 CARPET 70
Interior Floo	11 CLAY TILE 30
Air Condition	03 CENTRAL 100
Heating Type	04 AIR DUCTED 100
Bedrooms	3 100
Bathrooms	3.5 100
Frame	02 WOOD FRAME 100
Stories	2. 2. 100
Units	0 100
Occupancy	00 NONE 100

MARKET ADJUSTMENTS											
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
0500	01	4,547	97.0940	153.41	697,555	2001	2001	0	0	11.50	88.50

NASSAU COUNTY PROPERTY		PAGE 1 of 1	5
VALUATION SUMMARY			
VALUATION BY		STANDARD	
Tax Group: 5		Tax Dist:	
BUILDING MARKET VALUE		617,336	
TOTAL MARKET OB/XF VALUE		17,721	
TOTAL LAND VALUE - MARKET		1,050,000	
TOTAL MARKET VALUE		1,685,057	
SOH/AGL Deduction		937,673	
ASSESSED VALUE		747,384	
TOTAL EXEMPTION VALUE		HX HB 50,722	
BASE TAXABLE VALUE		696,662	
TOTAL JUST VALUE		1,685,057	
NCON VALUE		0	
INCOME VALUE		0	
PREVIOUS YEAR MKT VALUE		1,582,293	



Quality		03 Quality Level 03			
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	2,270	100	2001	2,270	308,193
FGR	876	55	2001	482	65,440
FOP	48	30	2001	14	1,901
FOP	60	30	2001	18	2,443
FOP	181	30	2001	54	7,331
FST	48	55	2001	26	3,530
FUS	532	100	2001	532	72,228
FUS	1,007	100	2001	1,007	136,718
UOP	24	20	2001	5	679
UOP	184	20	2001	37	5,023
TOTALS	5,741			4,547	617,336

** This building has 12 Sub-Areas
24 PAINTED BUNTING, FERNANDINA BEACH

BLD DATE	LGL DATE	05/07/2025	MLU
XF DATE	LAND DATE		
INC DATE	AG DATE		

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B007101	NEW CONSTR	300,000	05/01/2000

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
0606/0352	8/31/1990	WD	Q	V		90,000
GRANTOR: BOWDITCH RAYNOR ETAL						
GRANTEE: PINES HOWARD & J A						
0606/0350	8/31/1990	QC	U	V	10	100
GRANTOR: BOWDITCH RAYNOR E						
GRANTEE: PINES HOWARD & J A						

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	2,464.00	SF	7.00	7.00	100	2013	2013	3	93	16,041	
2	0504	FP-ELECTRI	0	100	0	1.00	UT	2,000.00	2,000.00	100	2001	2001	3	84	1,680	

BUILDING NOTES														
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BUILDING DIMENSIONS
 BAS=[YR=2001] W8 N11 E3 N12 W3 N12 W16 FOP=[YR=2001] N5
 UOP=[YR=2001] N9 W25 S8 W14 S6 E16 N5 E23 \$ W23 S8 E22 N3 E1
 \$ W1 S3 W22 N3 W16 S40 E14 FOP=[YR=2001] S6 E2 UOP=[YR=2001]
 S4 E6 N4 W6 \$ E8 N6 W10 \$ E23 FGR=[YR=2001] S12
 FOP=[YR=2001] W2 S24 E2 N24 \$ S24 E26 N3 UOP=[YR=2001] E8
 N24 W8 S24 \$ N29 W15 N4 W11 \$ E11 S4 E15 N9 \$ PTR= E15
 FUS=[YR=2001] E11 N15 E12 S17 E9 UOP=[YR=2001] N2 E8 S23 W8
 N21 \$ S19 W9 S22 W12 N16 FST=[YR=2001] W8 N6 E8 S6 \$ N6 W8 N12
 E8 N5 W11 N4 \$ W15 \$ PTR= E25 N30 FUS=[YR=2001] N6 E5 N4 W5
 N6 W32 S16 E32 \$ S30 W25 \$.

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	DPH FACT	% COND	TOT ADJ	UNIT PRICE	ADJ UNIT PRICE	LAND VALUE	OTHER ADJUSTMENTS AND NOTES	YEAR	DENSITY	DECL	FRZ	YR	CONSRV
1	000140	C	RES GOLF	100		RSF-1	0.00	0.00	1.00	LT		1.00	1.00	1.00	700,000.00	700,000.00	700,000							
2	000140	C	RES GOLF	100		RSF-1	0.00	0.00	1.00	LT		1.00	1.00	0.50	700,000.00	350,000.00	350,000							