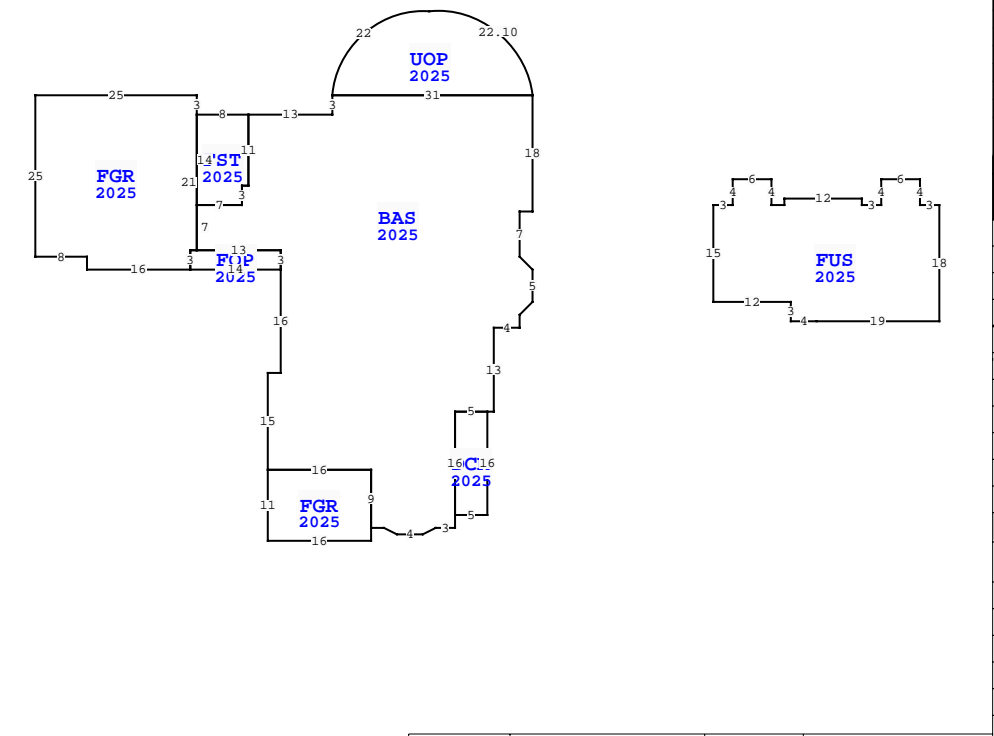


BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	10	ABOVE AVG 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floor	12	HARDWOOD 70
Interior Floor	14	CARPET 30
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms	4	100
Bathrooms	3.5	100
Frame	02	WOOD FRAME 100
Stories	2.	2. 100

MARKET ADJUSTMENTS												
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND	
0500	12	3,604	195.4125	308.75	1,112,735	2024	2024	0	0	0	0.00	100.00

NASSAU COUNTY PROPERTY			PAGE 1 of 1	5
VALUATION SUMMARY				
VALUATION BY		STANDARD		
Tax Group: 5		Tax Dist:		
BUILDING MARKET VALUE		1,112,735		
TOTAL MARKET OB/XF VALUE		29,550		
TOTAL LAND VALUE - MARKET		500,000		
TOTAL MARKET VALUE		1,642,285		
SOH/AGL Deduction		0		
ASSESSED VALUE		1,642,285		
TOTAL EXEMPTION VALUE		HX HB VX 55,722		
BASE TAXABLE VALUE		1,586,563		
TOTAL JUST VALUE		1,642,285		
NCON VALUE		1,142,285		
INCOME VALUE				
PREVIOUS YEAR MKT VALUE		500,000		



Quality	05	Quality Level 05			
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	2,347	100	2025	2,347	724,636
DCK	80	10	2025	8	2,470
FGR	176	55	2025	97	29,949
FGR	656	55	2025	361	111,459
FOP	42	30	2025	13	4,014
FST	109	55	2025	60	18,525
FUS	654	100	2025	654	201,923
UOP	318	20	2025	64	19,760
TOTALS	4,382			3,604	1,112,735

PERMIT NUM	DESCRIPTION	AMT	ISSUED
CO240011760	NSFR (T) 3853 (H)	548,168	10/18/2024
B230012077	3853T 2934H 799G	548,168	09/21/2023

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2543/1213	3/02/2022	WD Q	Q	V	01	535,000
GRANTOR: PINES HOWARD M & JUDI						
GRANTEE: DICKINSON MICHAEL B						
0986/1653	5/16/2001	WD Q	Q	V		100,000
GRANTOR: BIERMAN DANIEL P & JO						
GRANTEE: PINES HOWARD M & JU						

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	2,955.00	SF	10.00	10.00	100	2025	2024		100	29,550	

TOTAL OB/XF													29,550					
23 PAINTED BUNTING, FERNANDINA BEACH													BLD DATE		LGL DATE		03/14/2024	MLU
													XF DATE		LAND DATE			
													INC DATE		AG DATE			

BUILDING NOTES				

BUILDING DIMENSIONS												
BAS=[YR=2025;ORIG=110,50] N2 N16 E5 E1 N13 E4 N2 U2R2 N5 U2L2 N7 E2 N18 W31 S3 W13 S11 W1 S3 W7 S7 E13 S3 S16 W2 S15 E16 S9 E2 D1R2 E4 U1R2 E3 \$												
FGR=[YR=2025;ORIG=70,7] W1 S3 W16 N2 W8 N25 E25 S3 S21 \$												
FUS=[YR=2025;ORIG=150,0] S15 E12 S3 E4 E19 N18 W3 N4 W6 S4 W3 N1 W12 S1 W2 N4 W6 S4 W3 \$												
FGR=[YR=2025;ORIG=81,41] S11 E16 N2 N9 W16 \$												
FST=[YR=2025;ORIG=78,-14] W8 S14 E7 N3 E1 N11 \$												
DCK=[YR=2025;ORIG=110,32] E5 S16 W5 N16 \$												
FOP=[YR=2025;ORIG=69,10] E14 N3 W13 W1 S3 \$												
UOP=[YR=2025;ORIG=122,-17] W31 U13R15G90 D13R16G90 \$												

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		RSF-1	0.00	0.00	1.00	LT		1.00	1.00	1.00	500,000.00	500,000.00	500,000								