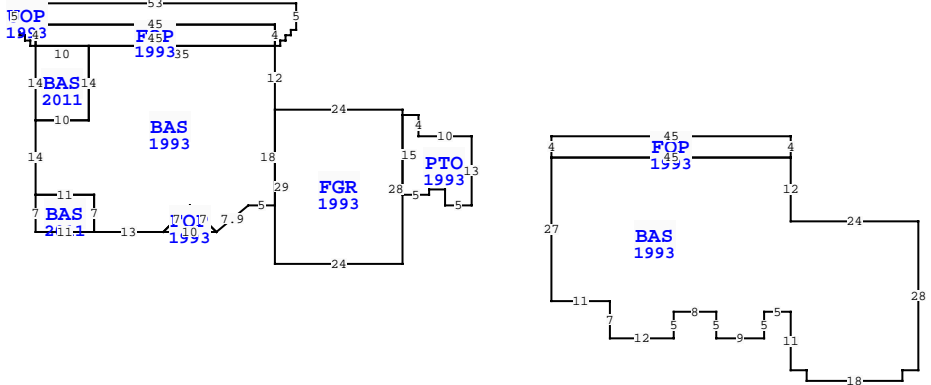


BUILDING CHARACTERISTICS	
ELEMENT	CD CONSTRUCTION
Exterior Wall	12 CEDAR 100
Roof Structur	08 IRREGULAR 100
Roof Cover	03 COMP SHNGL 100
Interior Wall	05 DRYWALL 100
Interior Floo	14 CARPET 60
Interior Floo	12 HARDWOOD 40
Air Condition	03 CENTRAL 100
Heating Type	04 AIR DUCTED 100
Bedrooms	3 100
Bathrooms	4.5 100
Frame	02 WOOD FRAME 100
Stories	2. 2. 100
Units	0 100
BUD8 Adjustme	05 DIST 1A 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		
1	SFR	CUST	- 100%	- 1987	Heated Area: 3606					HX	Base Yr 1987		



NASSAU COUNTY PROPERTY			
VALUATION SUMMARY			PAGE 1 of 1
VALUATION BY		STANDARD	
Tax Group: 5	Tax Dist:		
BUILDING MARKET VALUE			570,505
TOTAL MARKET OB/XF VALUE			7,578
TOTAL LAND VALUE - MARKET			700,000
TOTAL MARKET VALUE			1,278,083
SOH/AGL Deduction			744,309
ASSESSED VALUE			533,774
TOTAL EXEMPTION VALUE	DX HX HB WX	60,722	
BASE TAXABLE VALUE			473,052
TOTAL JUST VALUE			1,278,083
NCON VALUE			0
INCOME VALUE			
PREVIOUS YEAR MKT VALUE			1,202,992

Quality		04 Quality Level 04			
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	1,293	100	1993	1,293	177,366
BAS	2,096	100	1993	2,096	287,516
BAS	77	100	2011	77	10,562
BAS	140	100	2011	140	19,204
FGR	696	55	1993	383	52,537
FOP	25	30	1993	8	1,098
FOP	180	30	1993	54	7,407
FOP	180	30	1993	54	7,407
PTO	162	5	1993	8	1,098
UOP	232	20	1993	46	6,310
TOTALS	5,081			4,159	570,505

21 PAINTED BUNTING, FERNANDINA BEACH

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

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2786/852	5/08/2025	FJ	U	I	11	0
GRANTOR:BIERMAN JOAN A EST						
GRANTEE:BIERMAN BROCK D						
0473/0764	11/19/1985	WD	Q	I	06	0
GRANTOR:BIERMAN DANIEL P & JO						
GRANTEE:BIERMAN DANIEL P &						

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
2	0504	FP-ELECTRI	0	100	0	0	1.00	UT	2,000.00	2,000.00	100	1986	1986	3	58	1,160	
3	0812	CONCRETE C	0	100	0	0	1,516.00	SF	4.00	4.00	100	1986	1986	3	47	2,850	
4	1125	CB/STC 6"	0	100	0	0	294.00	SF	7.35	7.35	100	1986	1986	3	47	1,016	
5	0825	BRICK	0	100	0	0	252.00	SF	12.50	12.50	100	1986	1986	3	81	2,552	
TOTAL OB/XF 7,578																	

BUILDING NOTES									
PTO=[YR=1993] W10 N4 W3 FGR=[YR=1993] N1 W24 BAS=[YR=1993] N12 UOP=[YR=1993] E1 N1 E1 N1 E1 N5 W53 S5 E1 S1 E1 S1 E1 S1 E1 N4 E45 S4 \$ FOP=[YR=1993] N4 W45 S4 E45 \$ W35 BAS=[YR=2011] W10 S14 E10 N14\$ S14 W10 S14 BAS=[YR=2011] S7 E11 N7 W11 \$ E11 S7 E13 FOP=[YR=1993] E10 U5 L5 L5 D5 \$ U5 R5 R5 D5 U5 R6 E5 N18 \$ S29 E24 N28 \$ S15 E5 N1 E3 S3 E5 N13 \$ PTR= E15 FOP=[YR=1993] E45 S4 BAS=[YR=1993] S12 E24 S28 W3S2 W18 N2 W3 N11 W5 S5 W9 N5 W8 S5 W12 N7 W11 N27 E45 \$ W45N4 \$ W15 \$.									

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	% 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	700,000.00	700,000.00	700,000							