

BUILDING CHARACTERISTICS		CONSTRUCTION	
ELEMENT	CD		
Exterior Wall	16	WD FR STUC	70
Exterior Wall	12	CEDAR	30
Roof Structure	03	GABLE/HIP	100
Roof Cover	03	COMP SHNGL	100
Interior Wall	05	DRYWALL	100
Interior Floor	14	CARPET	80
Interior Floor	11	CLAY TILE	20
Air Condition	03	CENTRAL	100
Heating Type	04	AIR DUCTED	100
Bedrooms		4	100
Bathrooms		4	100
Frame	02	WOOD FRAME	100
Stories	2.	2. 100	
Units		0	100
BUD8 Adjustme	05	DIST 1A	100
Occupancy	00	NONE	100
Quality	01	Quality Level 01	
DOR CODE	0100	SINGLE FAMILY	
MAP NUM		MKT AREA	10
NEIGHBORHOOD/LOC	10001.00		
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR
BAS	2,049	100	1993
FDG	550	60	1996
FOP	30	30	1993
FOP	30	30	1993
FSP	330	40	1993
FST	30	55	1996
FUS	1,392	100	1993
UOP	137	20	1993
TOTALS	4,548		
		3,964	339,589

MARKET ADJUSTMENTS												
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	AP	NORM	% COND
1	SFR	CUST	- 0%	- 2025								
				Heated Area: 3441								
					HX Base Yr							

NASSAU COUNTY PROPERTY		PAGE 1 of 1	5
VALUATION SUMMARY			
VALUATION BY			STANDARD
Tax Group: 5	Tax Dist:		
BUILDING MARKET VALUE			15,000
TOTAL MARKET OB/XF VALUE			0
TOTAL LAND VALUE - MARKET			500,000
TOTAL MARKET VALUE			515,000
SOH/AGL Deduction			0
ASSESSED VALUE			515,000
TOTAL EXEMPTION VALUE			0
BASE TAXABLE VALUE			515,000
TOTAL JUST VALUE			515,000
NCON VALUE			0
INCOME VALUE			
PREVIOUS YEAR MKT VALUE			831,029

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B240003017	DEMO SFR	19,710	03/15/2024
7516	REMODEL	1,500	09/09/1991

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2144/1803	8/30/2017	SW	Q	I	01	400,000
GRANTOR: SHANNON PATRICIA L I/						
GRANTEE: ALBACHIARA ANTHONY						
2144/1800	7/14/1999	FJ	U	I	11	100
GRANTOR: SHANNON THOMAS H ESTA						
GRANTEE: SHANNON PATRICIA L						

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

BUILDING NOTES			
5 PAINTED BUNTING, FERNANDINA BEACH			

BUILDING DIMENSIONS			
UOP=[YR=1993] W22 S6 BAS=[YR=1993] W21 FSP=[YR=1993] N11 W22 S15 E22 N4\$ S4 W15 S19 FOP=[YR=1993] S6 E5 N6 W5\$ E5 S18 E24 FOP=[YR=1993] E5 N6 W5 S6 \$ N6 E29 N34 W5 N1 W17\$ E17 S1 E5 N7\$ PTR= E15 FUS=[YR=1993] E58 S24 W58 N24\$ W15\$ PTR=N10 FDG=[YR=1996] N22 E12 FST=[YR=1996] N5 E6 S5 W6\$ E13 S22 W25\$ S10\$.			

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	DPTH 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	0		RSF-1	0.00	0.00	1.00	LT		1.00	1.00	1.00	500,000.00	500,000.00	500,000								