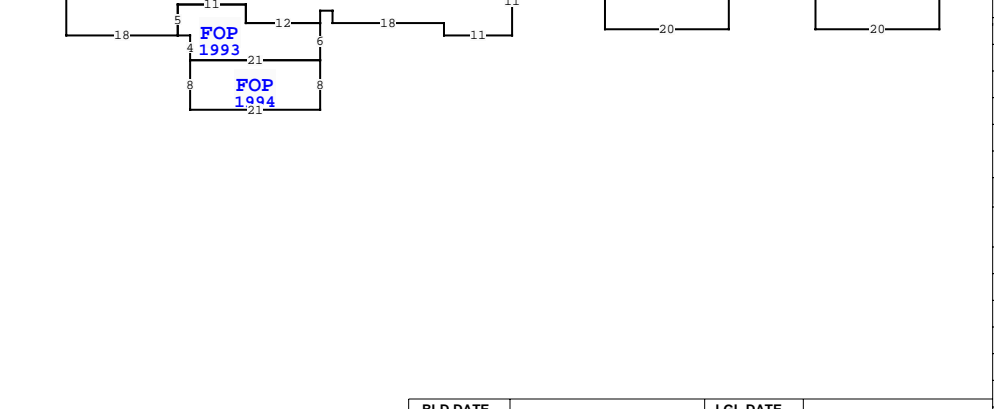


BUILDING CHARACTERISTICS	
ELEMENT	CD CONSTRUCTION
Exterior Wall	12 CEDAR 100
Roof Structur	08 IRREGULAR 100
Roof Cover	03 COMP SHNGL 100
Interior Wall	05 DRYWALL 100
Interior Floo	11 CLAY TILE 50
Interior Floo	14 CARPET 50
Air Condition	03 CENTRAL 100
Heating Type	03 FORCED AIR 100
Bedrooms	4 100
Bathrooms	4 100
Frame	02 WOOD FRAME 100
Stories	2. 2. 100
Units	0 100
BUD8 Adjustme	05 DIST 1A 100
Occupancy	00 NONE 100

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%	- 2024		Heated Area: 4035					HX Base Yr 2024			



Quality	
DOR CODE	MAP NUM
04 Quality Level 04	10
0100 SINGLE FAMILY	
NEIGHBORHOOD/LOC 10001.00	

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	216	100	1993	216	35,368
BAS	2,069	100	1993	2,069	338,780
BAS	64	100	1994	64	10,480
BAS	70	100	1994	70	11,462
BAS	96	100	1994	96	15,719
BAS	96	100	1994	96	15,719
FOP	163	30	1993	49	8,024
FOP	168	30	1994	50	8,187
FUS	1,424	100	1993	1,424	233,167
UOP	472	20	1993	94	15,391
TOTALS	4,838			4,228	692,298

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	0504	FP-ELECTRI	0	100	0	0	1.00	UT	2,000.00	2,000.00	100	1982	1982	3	49	980	
2	0850	PEBBLE WLK	0	100	0	0	1,917.00	SF	3.50	3.50	100	1982	1982	3	35	2,348	
3	0825	BRICK	0	100	0	0	21.00	SF	12.50	12.50	100	1982	1982	3	75	197	
4	0850	PEBBLE WLK	0	100	0	0	140.00	SF	3.50	3.50	100	1994	1994	3	66	323	
5	1126	CB/STC 8"	0	100	0	0	84.00	SF	8.00	8.00	100	1994	1994	3	66	444	
6	0850	PEBBLE WLK	0	100	0	0	279.00	SF	3.50	3.50	100	1982	1982	3	35	342	
7	0445	BOX FNC 5'	0	100	0	0	10.00	LF	8.10	8.10	100	1994	1994	3	20	16	
8	0850	PEBBLE WLK	0	100	0	0	264.00	SF	3.50	3.50	100	1982	1982	3	35	323	
9	0835	QUARY TILE	0	100	10	3	30.00	SF	10.00	10.00	100	1982	1982	3	35	105	
10	0850	PEBBLE WLK	0	100	0	0	501.00	SF	3.50	3.50	100	1982	1982	3	35	614	

LAND DESCRIPTION	
L N	USE CODE
1	000131

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	000131	C	RES CREEK	100		RSF-1	0.00	0.00	1.00	LT		1.00	1.00	1.00	850,000.00	850,000.00	850,000							

NASSAU COUNTY PROPERTY			
VALUATION SUMMARY			PAGE 1 of 2
VALUATION BY		STANDARD	
Tax Group: 5	Tax Dist:		
BUILDING MARKET VALUE			739,958
TOTAL MARKET OB/XF VALUE			14,536
TOTAL LAND VALUE - MARKET			850,000
TOTAL MARKET VALUE			1,604,494
SOH/AGL Deduction			89,231
ASSESSED VALUE			1,515,263
TOTAL EXEMPTION VALUE	HX HB	50,722	
BASE TAXABLE VALUE			1,464,541
TOTAL JUST VALUE			1,604,494
INCOME VALUE			0
PREVIOUS YEAR MKT VALUE			1,472,559

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B0413804	NEW CONSTR	30,000	10/01/2004
0590	REMODEL	30,000	10/01/1993
0524	REMODEL	21,100	09/01/1993

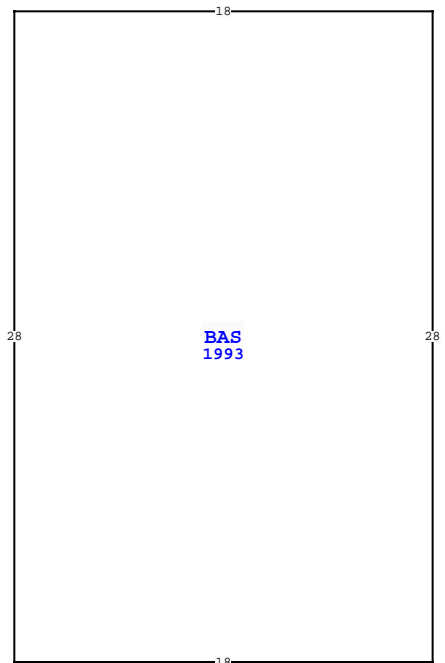
SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2388/0677	8/27/2020	WD	Q	I	01	1,350,000
GRANTOR: BIONDI DOMINIC J & GA						
GRANTEE: AMOS STUART R & SUZ						
1213/1568	3/09/2004	QC	Q	I	01	100
GRANTOR: BIONDI DOMINIC J & GA						
GRANTEE: BIONDI DOMINIC J						

BUILDING NOTES	

BUILDING DIMENSIONS	
BAS=[YR=1994] W14 BAS=[YR=1993] N2 BAS=[YR=1994] N6 W16 UOP=[YR=1993] N2 E3 N9 W3 N8 W22 S8 W3 S9 E3 S2 BAS=[YR=1994] W16 S6 E16 N6 \$ E22 \$ S6 E16 \$ W16 N6 W22 S6 W16 S2 W4 S10 BAS=[YR=1994] W5 S14 E5 N14 \$ S21 E18 FOP=[YR=1993] E2 S4FOP=[YR=1994] S8 E21 N8 W21 \$ E21 N6W12 N3 W11 S5 \$ N5 E11 S3 E12 N2 E2 S2 E18 S2 E11 N11 W14 N20 \$ S2 BAS=[YR=1993] S18 E12 N18 W12 \$ E12 S18 E2 N20 \$ PTR= E15 FUS=[YR=1993] E54 S30 W20 N14 W14 S14 W20 N30 \$ W15 \$.	

BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	12	CEDAR 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	11	CLAY TILE 100
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		0 100
Bathrooms		0 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 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		
2	SINGLE FAM	- 100%	- 2024		Heated Area: 504					HX Base Yr 2024			



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	504	100	1993	504	47,660
TOTALS	504			504	47,660

NASSAU COUNTY PROPERTY				PAGE 2 of 2	5
VALUATION SUMMARY					
VALUATION BY				STANDARD	
Tax Group: 5				Tax Dist:	
BUILDING MARKET VALUE				739,958	
TOTAL MARKET OB/XF VALUE				14,536	
TOTAL LAND VALUE - MARKET				850,000	
TOTAL MARKET VALUE				1,604,494	
SOH/AGL Deduction				89,231	
ASSESSED VALUE				1,515,263	
TOTAL EXEMPTION VALUE				HX HB 50,722	
BASE TAXABLE VALUE				1,464,541	
TOTAL JUST VALUE				1,604,494	
NCON VALUE				0	
INCOME VALUE					
PREVIOUS YEAR MKT VALUE				1,472,559	

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2388/0677	8/27/2020	WD	Q	I	01	1,350,000
GRANTOR: BIONDI DOMINIC J & GA						
GRANTEE: AMOS STUART R & SUZ						
1213/1568	3/09/2004	QC	Q	I	01	100
GRANTOR: BIONDI DOMINIC J & GA						
GRANTEE: BIONDI DOMINIC J						

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
11	1076	TRELLIS A	0	100	18	14			7.50	100	2005	2005	3	36	680	
12	0850	PEBBLE WLK	0	100	0	0			3.50	100	2005	2005	3	84	906	
13	0510	GARAGE WD-	0	100	24	24			35.00	100	2005	2005	3	36	7,258	

1 SANDHILL CRANE, FERNANDINA BEACH										BLD DATE		LGL DATE		05/07/2025	MLU
										XF DATE		LAND DATE			
										INC DATE		AG DATE			

BUILDING NOTES													

BUILDING DIMENSIONS													
BAS=[YR=1993] W18 S28 E18 N28 \$.													

LAND DESCRIPTION														TOTAL OB/XF 8,844										
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