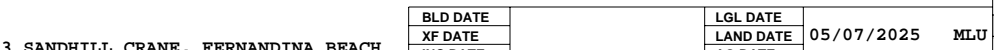


BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	10	ABOVE AVG 100
Roof Structur	08	IRREGULAR 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 90
Interior Wall	08	DECORATIVE 10
Interior Floor	14	CARPET 90
Interior Floor	11	CLAY TILE 10
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		4 100
Bathrooms		2.5 100
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	3,474	107.0328	169.11	587,488	1994	2004	0	0	0	9.50	90.50
1 SFR CUST - 100% - 2018 Heated Area: 2832 HX Base Yr 2018												



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	1,694	100	1994	1,694	259,257
FGR	982	55	1994	540	82,644
FOP	28	30	1994	8	1,224
FOP	32	30	1994	10	1,530
FOP	56	30	1994	17	2,602
FST	28	55	1994	15	2,296
FUS	1,138	100	1994	1,138	174,165
UOP	64	20	1994	13	1,989
UOP	93	20	1994	19	2,908
UOP	98	20	1994	20	3,061
TOTALS	4,213			3,474	531,677

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	1994	1994	3	74	1,480	
2	0812	CONCRETE C	0	100	0	0	1,454.00	SF	4.00	4.00	100	1994	1994	3	66	3,839	
3	0810	CONCRETE A	0	100	0	0	87.00	SF	6.50	6.50	100	1994	1994	3	66	373	
4	0845	KOOL DECK	0	100	0	0	484.00	SF	7.25	7.25	100	1994	1994	3	66	2,316	
5	0858	SCULP CONC	0	100	14	16	224.00	SF	13.00	13.00	100	1994	1994	3	89	2,592	
6	0861	POOL GUNIT	0	100	0	0	385.00	SF	85.00	85.00	100	1994	1994	3	20	6,545	
7	0855	CONC PAVER	0	100	0	0	294.00	SF	7.00	7.00	100	2013	2013	3	93	1,914	

3 SANDHILL CRANE, FERNANDINA BEACH												
BLD DATE			LGL DATE			05/07/2025			MLU			
XF DATE			LAND DATE									
INC DATE			AG DATE									
TOTAL OB/XF 19,059												

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

TOTAL OB/XF 19,059												
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NASSAU COUNTY PROPERTY				PAGE 1 of 1	5
VALUATION SUMMARY					
VALUATION BY				STANDARD	
Tax Group: 5		Tax Dist:			
BUILDING MARKET VALUE				531,677	
TOTAL MARKET OB/XF VALUE				19,059	
TOTAL LAND VALUE - MARKET				850,000	
TOTAL MARKET VALUE				1,400,736	
SOH/AGL Deduction				543,248	
ASSESSED VALUE				857,488	
TOTAL EXEMPTION VALUE				50,722	
BASE TAXABLE VALUE				806,766	
TOTAL JUST VALUE				1,400,736	
NCON VALUE				0	
INCOME VALUE					
PREVIOUS YEAR MKT VALUE				1,276,900	

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B25125	REMODEL	2,000	09/01/2011
B00724	SWIM POOL	10,375	01/01/1994
B00560	NEW CONSTR	184,175	10/01/1993

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2114/0804	4/13/2017	WD Q	Q	I	01	815,100

GRANTOR: HOGAN BRIAN MICHAEL
GRANTEE: GEIST ALEXANDRA & C
1312/1004 4/26/2005 QC Q I 01 100
GRANTOR: HOGAN KATHLEEN GLORIA
GRANTEE: HOGAN BRIAN MICHAEL

BUILDING NOTES												
UOP=[YR=1994] W6BAS=[YR=1994] N14W14S3W18 FOP=[YR=1994] N8 W7 S8 E7 \$ W7 N8 L3 U3 W4 D3 L3 S21 UOP=[YR=1994] W7 S14E7 N14 \$ S14 E10 S5 E10 FOP=[YR=1994] S2 E9 N4 W7 S2 W2 \$ E2 N2 E7 N3 E7 S3 FGR=[YR=1994] S8 W2 S38 E25 N38 W19 N8 W4 \$ E4 S8 E12 N12 W3 N15 \$ S15 E3 S1 E3 N16 \$ PTR= E15FUS=[YR=1994] R3 U3 E4 D3 R3 UOP=[YR=1994] E8 S8 W8 N8 \$S8E8S16 E18 N19 E14 S24 W9 FST=[YR=1994] N1 W4 S7 E4 N6 \$ N1 W13 S10 FOP=[YR=1994] W6 S4 E7 N4 W1 \$ W6 S2W12 N5 W10 N35 \$ W15 \$ .												