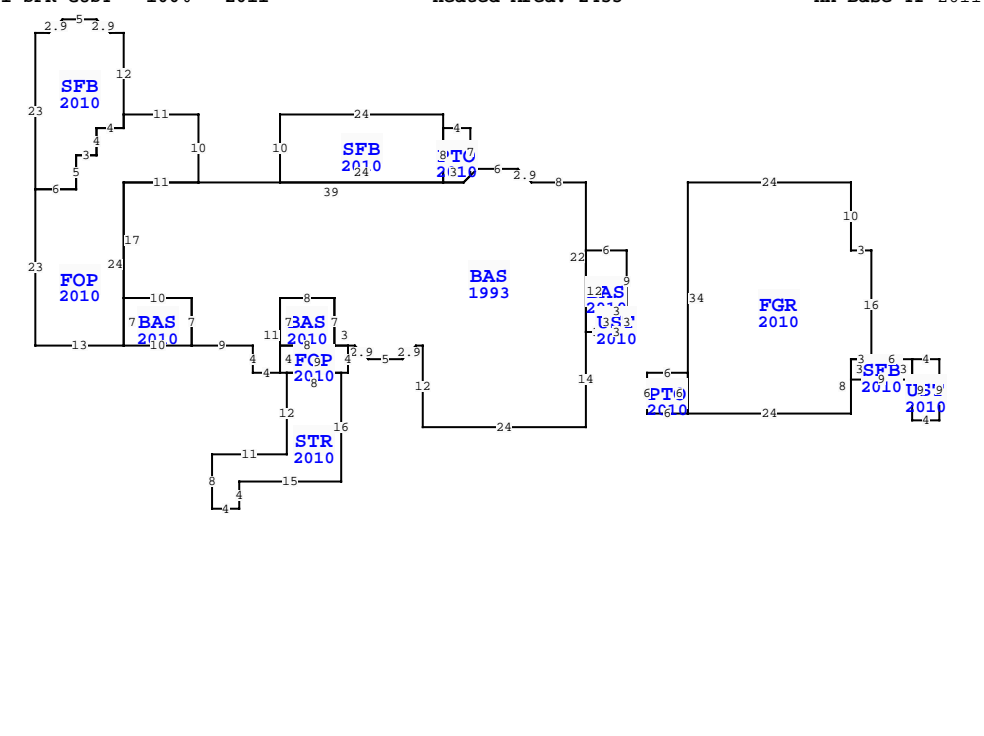


BUILDING CHARACTERISTICS	
ELEMENT	CD
Exterior Wall	10 ABOVE AVG 100
Roof Structur	03 GABLE/HIP 100
Roof Cover	03 COMP SHNGL 100
Interior Wall	05 DRYWALL 100
Interior Floor	12 HARDWOOD 90
Interior Floor	14 CARPET 10
Air Condition	03 CENTRAL 100
Heating Type	04 AIR DUCTED 100
Bedrooms	3 100
Bathrooms	2 100
Frame	02 WOOD FRAME 100
Stories	1.5 1.5 100
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%	- 2011									
Heated Area: 2453						HX Base Yr 2011						



Quality	05	Quality Level 05
DOR CODE	0100	SINGLE FAMILY
MAP NUM		MKT AREA 03
NEIGHBORHOOD/LOC	2030.00	
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE
BAS	1,840	100
BAS	56	100
BAS	63	100
BAS	70	100
FGR	864	55
FOP	40	30
FOP	460	30
PTO	32	5
PTO	36	5
SFB	27	80
TOTALS	4,223	

** This building has 15 Sub-Areas
 4320 DUNEWOOD PL, FERNANDINA BEACH

BLD DATE	11/05/2007	KK	LGL DATE	
XF DATE			LAND DATE	
INC DATE			AG DATE	

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
1	0500	FP-PRE FAB	0	100	0	1.00	UT	3,500.00	3,500.00	100	1980	1980
2	0855	CONC PAVER	0	100	0	865.00	SF	10.00	10.00	100	2011	2011
3	0861	POOL GUNIT	0	100	20	502.00	SF	85.00	85.00	100	1986	1986
4	0845	KOOL DECK	0	100	0	697.00	SF	7.25	7.25	100	1986	1986
5	0820	WOOD WALK	0	100	0	75.00	SF	11.75	11.75	100	2010	2010
6	1242	WD DECK A	0	100	0	39.00	SF	10.00	10.00	100	2010	2010
7	0855	CONC PAVER	0	100	0	246.00	SF	10.00	10.00	100	2011	2011

TOTAL OB/XF													23,069
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LAND DESCRIPTION												
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPTH FACT
1	000140	C	RES GOLF	100		RSF-1	0.00	0.00	1.00	LT		1.00

TOT ADJ	% COND	UNIT PRICE	ADJ UNIT PRICE	LAND VALUE	OTHER ADJUSTMENTS AND NOTES	YEAR	DENSITY	DECL	FRZ	YR	CONSRV
1.00	1.00	350,000.00	350,000.00	350,000							

NASSAU COUNTY PROPERTY		PAGE 1 of 1	8
VALUATION SUMMARY			
VALUATION BY	STANDARD		
Tax Group: 8	Tax Dist:		
BUILDING MARKET VALUE	474,246		
TOTAL MARKET OB/XF VALUE	23,069		
TOTAL LAND VALUE - MARKET	350,000		
TOTAL MARKET VALUE	847,315		
SOH/AGL Deduction	512,083		
ASSESSED VALUE	335,232		
TOTAL EXEMPTION VALUE	50,722		
BASE TAXABLE VALUE	284,510		
TOTAL JUST VALUE	847,315		
NCON VALUE	0		
INCOME VALUE			
PREVIOUS YEAR MKT VALUE	767,942		

PERMIT NUM	DESCRIPTION	AMT	ISSUED
G01546	GAS	1,095	06/01/2010
M15383	H/AC	0	06/01/2010
P14309	REMODEL	0	06/01/2010
B23451	REMODEL	400,000	04/01/2010
5601	GARAGE	5,305	03/30/1989
3452	N/A	11,500	07/01/1987

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2552/1189	2/24/2022	WD	U	I	11	100

GRANTOR: BARROW ANN THOMAS
 GRANTEE: BARROW ANN THOMAS L
 1815/1262 9/13/2012 QC U I 11 100
 GRANTOR: FISHER MICHAEL E
 GRANTEE: BARROW ANN THOMAS

BUILDING NOTES

BUILDING DIMENSIONS
 BAS=[YR=1993] W8 U2 L2 W6 D1 L1 PTO=[YR=2010] N7 W4
 SFB=[YR=2010] N2 W24 S10 E24 N8\$ S8E3 U1 R1 \$ D1 L1 W39
 FOP=[YR=2010] N10 W11 SFB=[YR=2010] N12 W2 U2 L2 W5 D2 L2
 W2 S23 E6 N5 E3 N4 E4 N2\$ S2 W4 S4 W3 S5 W6 S23 E13
 BAS=[YR=2010] E10 N7 W10 S7\$ N24 E11\$ W11 S17 E10 S7 E9 S4 E4
 FOP=[YR=2010] E1 STR=[YR=2010] S12 W11 S8 E4 N4 E15 N16 W8\$
 E9 N4 W2 BAS=[YR=2010] N7 W8 S7 E8\$ W8 S4\$ N11 E8 S7 E3 D2
 R2 E5 U2 R2 E1 S12 E24 N14 BAS=[YR=2010] E3 UST=[YR=2010]
 E3N3W3S3\$ N3E3 N9 W6 S12\$ N22\$ PTR=E15 FGR=[YR=2010] E24 S10
 E3 S16 SFB=[YR=2010] E6 UST=[YR=2010] E4 S9 W4 N9\$ S3 W9 N3
 E3\$ W3 S8 W24 PTO=[YR=2010] W6N6E6S6\$ N34\$ W15\$.