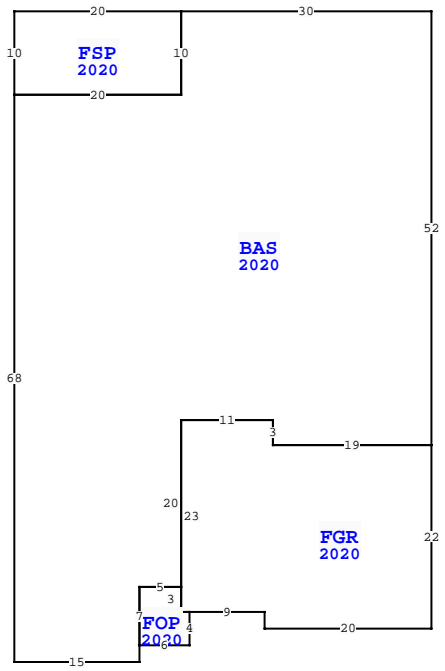




BUILDING CHARACTERISTICS		CONSTRUCTION	
ELEMENT	CD		
Exterior Wall	31	HARDIE BRD	100
Roof Structur	08	IRREGULAR	100
Roof Cover	03	COMP SHNGL	100
Interior Wall	05	DRYWALL	100
Interior Floo	11	CLAY TILE	80
Interior Floo	14	CARPET	20
Air Condition	03	CENTRAL	100
Heating Type	04	AIR DUCTED	100
Bedrooms		4	100
Bathrooms		3.5	100
Frame	02	WOOD FRAME	100
Stories	1.	1. 100	
Units		0	100
Occupancy	00	NONE	100
Quality	03	Quality Level	03
DOR CODE	0100	SINGLE FAMILY	
MAP NUM		MKT AREA	04
NEIGHBORHOOD/LOC	4077.00		
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR
BAS	2,842	100	2020
FGR	673	55	2020
FOP	39	30	2020
FSP	200	40	2020
TOTALS	3,754		

MARKET ADJUSTMENTS											
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
0900	01	3,304	111.6880	147.43	487,109	2020	2020	0	0	1.50	98.50
1 SNGL FAM - 100% - 2025 Heated Area: 2842 HX Base Yr 2025											



NASSAU COUNTY PROPERTY		PAGE 1 of 1	4
VALUATION SUMMARY			
VALUATION BY			STANDARD
Tax Group: 4	Tax Dist:		
BUILDING MARKET VALUE			479,802
TOTAL MARKET OB/XF VALUE			5,672
TOTAL LAND VALUE - MARKET			75,000
TOTAL MARKET VALUE			560,474
SOH/AGL Deduction			114,823
ASSESSED VALUE			445,651
TOTAL EXEMPTION VALUE	HX HB		50,722
BASE TAXABLE VALUE			394,929
TOTAL JUST VALUE			560,474
NCON VALUE			0
INCOME VALUE			
PREVIOUS YEAR MKT VALUE			537,388

PERMIT NUM	DESCRIPTION	AMT	ISSUED
20008612	NEW CONSTR	387,939	09/17/2020

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2690/432	1/10/2024	WD	U	I	11	100
GRANTOR: BACK LINDA J & BUMIS						
GRANTEE: BACK FAMILY TRUST						
2424/1505	12/30/2020	SW	Q	I	01	449,800
GRANTOR: RICHMOND AMERICAN HOM						
GRANTEE: BACK LINDA J & BUMI						

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	0811	CONCRETE B	0	100	0	1,113.00	SF	5.20	5.20	100	2020	2020	3	98	5,672	

85430 FALL RIVER PKWY, FERNANDINA BEACH, FL 32034

BUILDING NOTES	

BUILDING DIMENSIONS	
BAS=[YR=2020] W30 FSP=[YR=2020] W20 S10 E20 N10\$ S10 W20 S68 E15 N2 FOP=[YR=2020] E6 N4 FGR=[YR=2020] E9 S2 E20 N22 W19 N3 W11 S23 E1\$ W1 N3 W5 S7\$ N7 E5 N20 E11 S3 E19 N52\$.	

LAND DESCRIPTION																								
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	000135	C	RES NATURAL	100		PUD	0.00	0.00	1.00	LT		1.00	1.00	1.00	75,000.00	75,000.00	75,000							