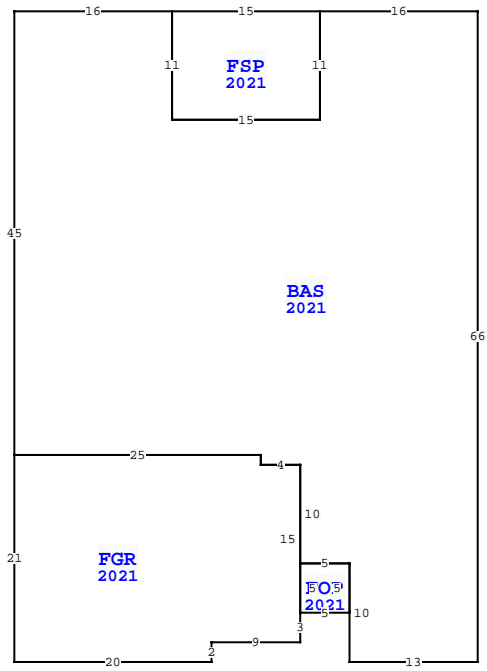


BUILDING CHARACTERISTICS		CONSTRUCTION	
ELEMENT	CD		
Exterior Wall	31	HARDIE BRD	100
Roof Structur	03	GABLE/HIP	100
Roof Cover	03	COMP SHNGL	100
Interior Wall	05	DRYWALL	100
Interior Floo	11	CLAY TILE	70
Interior Floo	14	CARPET	30
Air Condition	03	CENTRAL	100
Heating Type	04	AIR DUCTED	100
Bedrooms		4	100
Bathrooms		3	100
Frame	02	WOOD FRAME	100
Stories	1.	1.	100
Units		0	100
Occupancy	00	NONE	100
Quality	04	Quality Level	04
DOR CODE	0100	SINGLE FAMILY	
MAP NUM		MKT AREA	04
NEIGHBORHOOD/LOC	4077.00		
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR
BAS	2,282	100	2021
FGR	587	55	2021
FOP	25	30	2021
FSP	165	40	2021
TOTALS	3,059		

MARKET ADJUSTMENTS											
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
0100	01	2,679	120.0528	120.05	321,614	2021	2021	0	0	1.00	99.00
1 SINGLE FAM - 100% - 2022										Heated Area: 2282	
										HX Base Yr 2022	



NASSAU COUNTY PROPERTY		PAGE 1 of 1	4
VALUATION SUMMARY			
VALUATION BY			STANDARD
Tax Group: 4		Tax Dist:	
BUILDING MARKET VALUE			318,398
TOTAL MARKET OB/XF VALUE			9,088
TOTAL LAND VALUE - MARKET			75,000
TOTAL MARKET VALUE			402,486
SOH/AGL Deduction			71,072
ASSESSED VALUE			331,414
TOTAL EXEMPTION VALUE	HX HB		50,722
BASE TAXABLE VALUE			280,692
TOTAL JUST VALUE			402,486
NCON VALUE			0
INCOME VALUE			
PREVIOUS YEAR MKT VALUE			388,100

PERMIT NUM	DESCRIPTION	AMT	ISSUED
21015656	CO ISSUED	0	11/10/2021
21002281	NEW CONSTR	313,559	02/25/2021

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2516/1639	11/23/2021	SW	Q	I	01	365,600
GRANTOR: LENNAR HOMES LLC						
GRANTEE: STEPANIAN ARTHUR &						
2496/0909	9/07/2021	SW	U	V	37	615,900
GRANTOR: AG ESSENTIAL HOUSING						
GRANTEE: LENNAR HOMES LLC						

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	0855	CONC PAVER	0	100	0	918.00	SF	10.00	10.00	100	2021	2021	3	99	9,088	

BLD DATE 03/06/2023 NW LGL DATE 06/13/2023 MLU  
XF DATE  
INC DATE

85296 RIVER BIRCH CT, FERNANDINA BEACH

BUILDING NOTES	

BUILDING DIMENSIONS	
BAS=[YR=2021] W16 FSP=[YR=2021] W15 S11 E15 N11\$ S11 W15 N11 W16 S45 FGR=[YR=2021] S21 E20 N2 E9 N3 FOP=[YR=2021] E5 N5 W5 S5\$ N15 W4 N1 W25\$ E25 S1 E4 S10 E5 S10 E13 N66\$.	

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	DPH 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	100		PUD	0.00	0.00	1.00	LT		1.00	1.00	1.00	75,000.00	75,000.00	75,000							