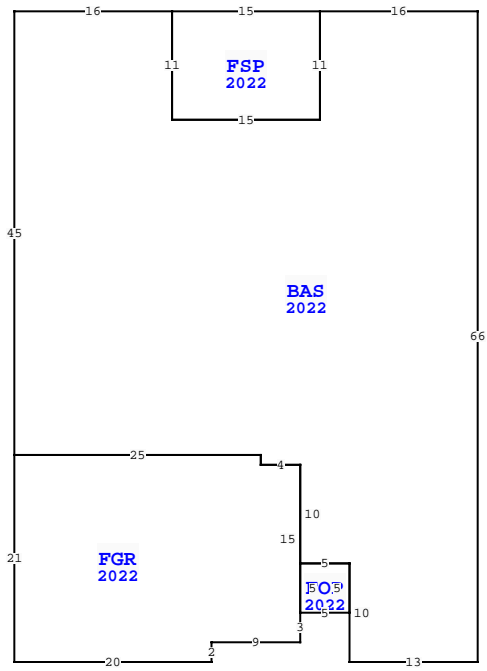


BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	31	HARDIE BRD 100
Roof Structur	08	IRREGULAR 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	11	CLAY TILE 60
Interior Floo	14	CARPET 40
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		4 100
Bathrooms		3 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100
Occupancy	00	NONE 100

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	120.7584	120.76	323,516	2022	2022	0	0	0.50	99.50		
1 SINGLE FAM - 0% - 2025 Heated Area: 2282 HX Base Yr													



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	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	2,282	100	2022	2,282	274,196
FGR	587	55	2022	323	38,810
FOP	25	30	2022	8	961
FSP	165	40	2022	66	7,930
TOTALS	3,059			2,679	321,898

NASSAU COUNTY PROPERTY			PAGE 1 of 1	4
VALUATION SUMMARY				
VALUATION BY				STANDARD
Tax Group: 4	Tax Dist:			
BUILDING MARKET VALUE				321,898
TOTAL MARKET OB/XF VALUE				9,039
TOTAL LAND VALUE - MARKET				75,000
TOTAL MARKET VALUE				405,937
SOH/AGL Deduction				0
ASSESSED VALUE				405,937
TOTAL EXEMPTION VALUE				0
BASE TAXABLE VALUE				405,937
TOTAL JUST VALUE				405,937
NCON VALUE				0
INCOME VALUE				
PREVIOUS YEAR MKT VALUE				391,465

PERMIT NUM	DESCRIPTION	AMT	ISSUED
22018607	CO ISSUED	0	12/21/2022
22004048	NEW CONSTR	376,981	03/15/2022

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2750/1175	11/15/2024	WD Q	Q	I	01	462,500
GRANTOR: ALWINE MARGARET ANNE						
GRANTEE: BARRETT KELLY MARGA						
2610/1337	12/28/2022	SW Q	Q	I	01	423,000
GRANTOR: LENNAR HOMES LLC						
GRANTEE: ALWINE MARGARET ANN						

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 PAVR	0	0	0	913.00	SF	10.00	10.00	100	2022	2022	3	99	9,039	

85132 POPLAR BREEZE WAY, FERNANDINA BEACH, FL 32110
 BLD DATE 03/06/2023 NW LGL DATE 06/13/2023 MLU
 XF DATE
 INC DATE

BUILDING NOTES				

BUILDING DIMENSIONS				
BAS=[YR=2022] W16 FSP=[YR=2022] W15 S11 E15 N11\$ S11 W15 N11 W16 S45 FGR=[YR=2022] S21 E20 N2 E9 N3 FOP=[YR=2022] E5N5W5S5\$ 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	DPHT 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	0		PUD	0.00	0.00	1.00	LT		1.00	1.00	1.00	75,000.00	75,000.00	75,000									