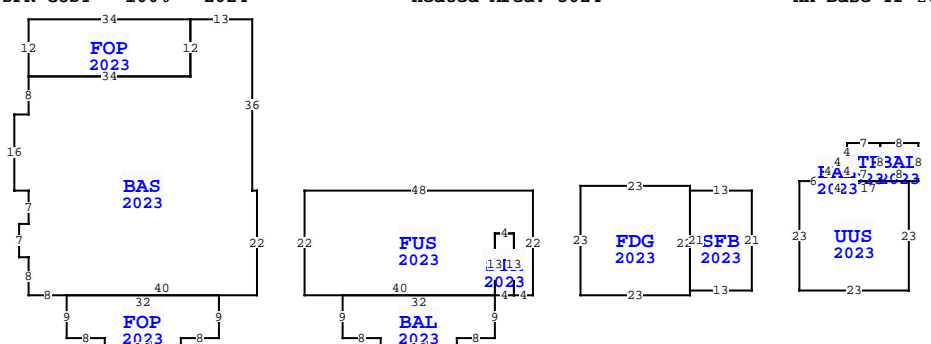


BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	31	HARDIE BRD 100
Roof Structur	08	IRREGULAR 100
Roof Cover	13	STAND SEAM 100
Interior Wall	05	DRYWALL 100
Interior Floo	12	HARDWOOD 90
Interior Floo	18	SLATE 10
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		5 100
Bathrooms		4.5 100
Frame	02	WOOD FRAME 100
Stories	2.	2. 100
Units		0 100

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%	- 2024		Heated Area: 3624		HX Base Yr 2024							



Quality	03	Quality Level 03			
DOR CODE	0100	SINGLE FAMILY			
MAP NUM		MKT AREA 01			
NEIGHBORHOOD/LOC	2036.0100				
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAL	16	15	2023	2	960
BAL	64	15	2023	10	4,800
BAL	320	15	2023	48	23,040
BAS	2,402	100	2023	2,402	152,984
FDG	529	60	2023	317	152,163
FOP	320	30	2023	96	46,081
FOP	408	30	2023	122	58,561
FUS	1,004	100	2023	1,004	481,930
SFB	273	80	2023	218	104,642
STR	52	10	2023	5	2,400
TOTALS	5,973			4,494	157,165

\*\* This building has 12 Sub-Areas  
21 BALD EAGLE CT, FERNANDINA BEACH

BLD DATE	LGL DATE
XF DATE	LAND DATE
INC DATE	AG DATE

NASSAU COUNTY PROPERTY			
VALUATION SUMMARY		PAGE 1 of 1	
VALUATION BY	STANDARD		
Tax Group: 2	Tax Dist:		
BUILDING MARKET VALUE	2,157,165		
TOTAL MARKET OB/XF VALUE	65,316		
TOTAL LAND VALUE - MARKET	425,000		
TOTAL MARKET VALUE	2,647,481		
SOH/AGL Deduction	19,119		
ASSESSED VALUE	2,628,362		
TOTAL EXEMPTION VALUE	HX HB	50,722	
BASE TAXABLE VALUE	2,577,640		
TOTAL JUST VALUE	2,647,481		
NCN VALUE	0		
INCOME VALUE			
PREVIOUS YEAR MKT VALUE	2,554,288		

PERMIT NUM	DESCRIPTION	AMT	ISSUED
20211466			03/07/2023
20211465	NEW CONSTR	109,844	07/22/2021
20211466	NEW CONSTR	469,770	07/22/2021
BLDR-2023-0	IN GROUND POOL		

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2672/468	10/02/2023	WD	U	I	11	100
GRANTOR: DROSS PETER E & JANET						
GRANTEE: DROSS FAMILY TRUST						
2436/1337	2/12/2021	WD	Q	V	01	455,000
GRANTOR: THE RANGE AT CRANE IS						
GRANTEE: DROSS PETER E & JAN						

BUILDING NOTES	

BUILDING DIMENSIONS	
BAS=[YR=2023;ORIG=0,0] W13 S12 W34 S8 W3 S16 E3 S7 W2 S7 E2 S8 E8 E40 N22 W1 N36 \$	
FUS=[YR=2023;ORIG=11,36] E48 S22 W4 N13 W4 S13 W40 N22 \$	
FDG=[YR=2023;ORIG=92,36] N1 W23 S23 E23 N22 \$	
UUS=[YR=2023;ORIG=115,34] E6 E17 S23 W23 N23 \$	
FOP=[YR=2023;ORIG=-13,0] W34 S12 E34 N12 \$	
FOP=[YR=2023;ORIG=-39,58] S9 E8 S2 E16 N2 E8 N9 W32 \$	
BAL=[YR=2023;ORIG=51,58] S9 W8 S2 W16 N2 W8 N9 E32 \$	
SFB=[YR=2023;ORIG=105,36] W13 S21 E13 N21 \$	
BAL=[YR=2023;ORIG=132,26] E8 S8 W8 N8 \$	
STR=[YR=2023;ORIG=125,30] N4 E7 S8 W7 N4 \$	
STR=[YR=2023;ORIG=55,58] W4 N13 E4 S13 \$	

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	0812	CONCRETE C	0	100	0	0	3,224.00	SF	1.50	1.50	100	2023	2023	3	100	4,836	
2	1127	BRICK 8"	0	100	0	0	679.00	SF	11.00	11.00	100	2023	2023	3	100	7,469	
3	0855	CONC PAVER	0	100	0	0	1,493.00	SF	10.00	10.00	100	2024	2023		100	14,930	
4	0501	FP-AVERAGE	0	100	0	0	1.00	UT	5,000.00	5,000.00	100	2024	2023		100	5,000	
5	0861	POOL GUNIT	0	100	0	0	378.00	SF	85.00	85.00	100	2024	2023		98	31,487	
6	0462	ST/AL FNC	0	100	102	1	102.00	SF	10.00	10.00	100	2024	2023		98	1,000	
7	0463	FENCE GATE	0	100	0	0	2.00	UT	300.00	300.00	100	2024	2023		99	594	

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		R-1	0.00	0.00	1.00	LT		1.00	1.00	1.00	425,000.00	425,000.00	425,000							