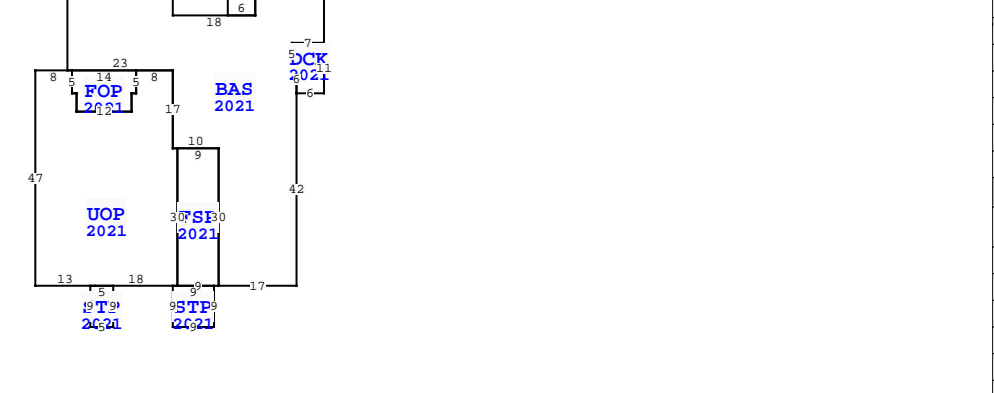


BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	31	HARDIE BRD 80
Exterior Wall	17	CB STUCCO 20
Roof Structure	08	IRREGULAR 100
Roof Cover	13	STAND SEAM 100
Interior Wall	05	DRYWALL 100
Interior Floor	13	LVT/LAMMT 80
Interior Floor	11	CLAY TILE 20
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		4 100
Bathrooms		3.5 100
Frame	04	REIN CONC 100
Stories	1.5	1.5 100
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: 3202					HX Base Yr 2024		



\*\* This building has 14 Sub-Areas  
31 SALT HAMMOCK 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		2,011,599	
TOTAL MARKET OB/XF VALUE		42,778	
TOTAL LAND VALUE - MARKET		425,000	
TOTAL MARKET VALUE		2,479,377	
SOH/AGL Deduction		23,446	
ASSESSED VALUE		2,455,931	
TOTAL EXEMPTION VALUE		HX HB 50,722	
BASE TAXABLE VALUE		2,405,209	
TOTAL JUST VALUE		2,479,377	
NCON VALUE		0	
INCOME VALUE			
PREVIOUS YEAR MKT VALUE		2,386,716	

PERMIT NUM	DESCRIPTION	AMT	ISSUED
20190700	CO ISSUED	0	02/01/2021
20190700	NEW CONSTR	0	02/14/2020
20190701	GARAGE	0	02/14/2020

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2271/0177	4/26/2019	WD	U	V	11	100

GRANTOR: PARTLETON BETH A  
GRANTEE: PARTLETON BETH A RE  
2270/1313 4/24/2019 WD Q V 01 506,000  
GRANTOR: THE RANGE AT CRANE IS  
GRANTEE: PARTLETON BETH A

BUILDING NOTES	

BUILDING DIMENSIONS	
BAS=[YR=2021;ORIG=0,0] W2 N3 W11 S3 W2 S18 W18 N16 W8 N6 W15 S34 E23 S17 E10 S30 E17 N42 N6 W1 N5 E7 N24 \$	
UOP=[YR=2021;ORIG=-55,30] W8 S47 E13 E18 N30 W1 N17 W8 S5 W1 S4 W12 N4 W1 N5 \$	
FUS=[YR=2021;ORIG=42,-30] N23 E1 E6 S6 E10 S47 W2 W7 W8 N30 \$	
FGR=[YR=2021;ORIG=-15,-12] N25 W8 N1 W1 N7 W13 S7 W1 S27 E15 N1 E8 \$	
FOP=[YR=2021;ORIG=30,0] N30 E12 S30 W12 \$	
FSP=[YR=2021;ORIG=-23,77] N30 W9 S30 E9 \$	
FOP=[YR=2021;ORIG=-15,0] N12 W6 S30 E6 N18 \$	
FOP=[YR=2021;ORIG=-41,30] S5 W1 S4 W12 N4 W1 N5 E14 \$	
STP=[YR=2021;ORIG=-33,77] S9 E9 N9 W9 \$	

NEIGHBORHOOD/LOC					
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAL	15	15	2021	2	962
BAL	18	15	2021	3	1,443
BAL	18	15	2021	3	1,443
BAS	2,361	100	2021	2,361	135,945
DCK	71	10	2021	7	3,368
FGR	696	55	2021	383	184,272
FOP	118	30	2021	35	16,840
FOP	180	30	2021	54	25,981
FOP	360	30	2021	108	51,962
FSP	270	40	2021	108	51,962
TOTALS	6,396			4,181	211,599

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	0			4,121.00	SF	2021	2021	3	99	40,798	
2	0504	FP-ELECTRI	0	100	0	0			1.00	UT	2021	2021	3	99	1,980	

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	DPTH FACT	% COND	TOT ADJ	UNIT PRICE	ADJ UNIT PRICE	LAND VALUE	OTHER ADJUSTMENTS AND NOTES	YEAR	DENSITY	DECL	FRZ	YR	CONSRV		
1	000116	C	RES MARSH	100		R-1	0.00	0.00	1.00	LT		1.00	1.00	1.00	425,000.00	425,000.00	425,000									