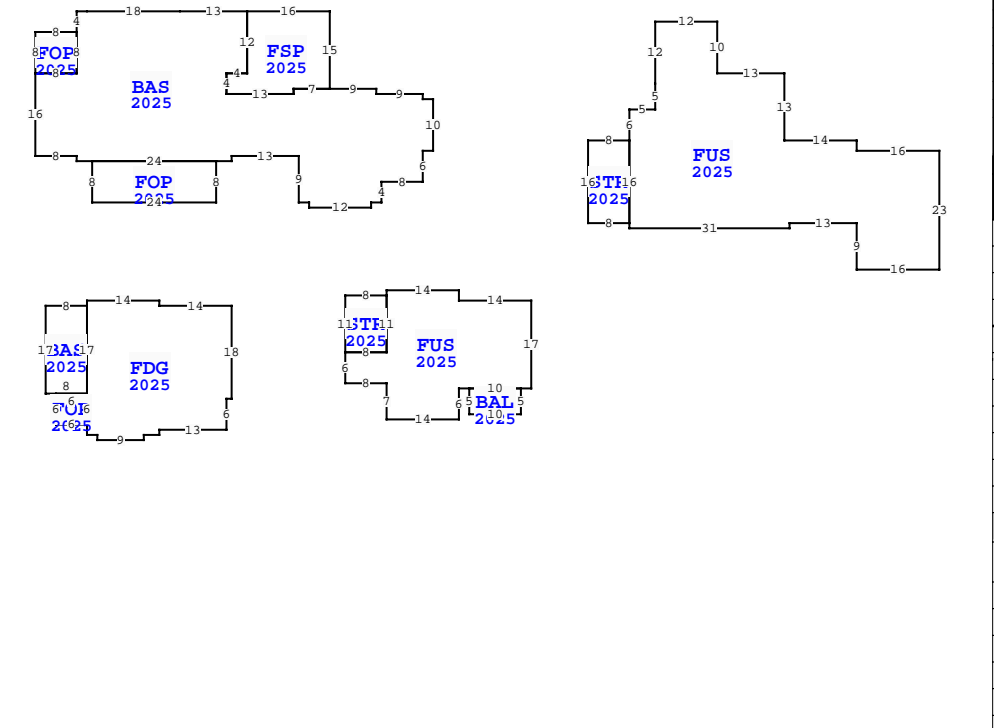


BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	31	HARDIE BRD 100
Roof Structur	08	IRREGULAR 100
Roof Cover	13	STAND SEAM 100
Interior Wall	05	DRYWALL 100
Interior Floo	12	HARDWOOD 70
Interior Floo	11	CLAY TILE 30
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		5 100
Bathrooms		5.5 100
Frame	02	WOOD FRAME 100
Stories	2.	2. 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%	- 2025		Heated Area: 4056					HX Base Yr 2025	



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
BAL	50	15
BAS	136	100
BAS	1,706	100
FDG	703	60
FOP	36	30
FOP	64	30
FOP	192	30
FSP	265	40
FUS	636	100
FUS	1,578	100
TOTALS	5,582	

\*\* This building has 12 Sub-Areas  
41 CORD GRASS CT, FERNANDINA BEACH

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

NASSAU COUNTY PROPERTY		PAGE 1 of 1	2
VALUATION SUMMARY			
VALUATION BY			STANDARD
Tax Group: 2		Tax Dist:	
BUILDING MARKET VALUE			2,257,571
TOTAL MARKET OB/XF VALUE			44,145
TOTAL LAND VALUE - MARKET			500,000
TOTAL MARKET VALUE			2,801,716
SOH/AGL Deduction			0
ASSESSED VALUE			2,801,716
TOTAL EXEMPTION VALUE	HX HB		50,722
BASE TAXABLE VALUE			2,750,994
TOTAL JUST VALUE			2,801,716
NCON VALUE			2,301,716
INCOME VALUE			
PREVIOUS YEAR MKT VALUE			500,000

PERMIT NUM	DESCRIPTION	AMT	ISSUED
2023-0050			12/23/2024
20230051	DGR 744, 762H		02/28/2023
20230050	4315T 3520H	1,000,000,000	02/28/2023

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2522/1516	12/17/2021	WD	Q	V	01	545,000

GRANTOR: HILLMAN JOHN A & DAWN
GRANTEE: EB 2017 TRUST
2410/0230 11/18/2020 WD Q V 01 334,300
GRANTOR: THE RANGE AT CRANE IS
GRANTEE: HILLMAN JOHN A & DA

BUILDING NOTES	

BUILDING DIMENSIONS	
BAS=[YR=2025;ORIG=50,30] S16 E8 S1 E3 E24 E3 N1 E13 S9 E2 S1 E12 N1 E2 N4 E8 N6 E2 N10 W2 N1 W9 N1 W9 W7 S1 W13 N4 E4 N12 W13 W18 W2 S4 S8 W8 \$	
FUS=[YR=2025;ORIG=170,20] E12 S10 E13 S13 E14 S2 E16 S23 W16 N9 W13 S1 W31 N1 N16 N6 E5 N5 N12 \$	
FDG=[YR=2025;ORIG=60,100] N2 N6 N17 N1 E14 S1 E14 S18 W1 S6 W13 S1 W3 S1 W9 N1 W2 \$	
FUS=[YR=2025;ORIG=110,84] S6 E8 S7 E14 N6 E2 E10 E2 N17 W14 N2 W14 S1 S11 W8 \$	
FSP=[YR=2025;ORIG=91,30] W4 S4 E13 N1 E7 N15 W16 S12 \$	
FOP=[YR=2025;ORIG=61,47] E24 S8 W24 N8 \$	
BAS=[YR=2025;ORIG=60,75] W8 S17 E8 N17 \$	

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	100	0	0			750.00	SF	10.00				10.00	
2	0810	CONCRETE A	0	100	0	0			2,530.00	SF	6.50				6.50	
3	0502	FP-CUSTOM	0	100	0	0			1.00	UT	10,000.00				10,000.00	
4	0409	ELEVATOR R	0	100	0	0			1.00	UT	10,200.00				10,200.00	

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	500,000.00	500,000.00	500,000							