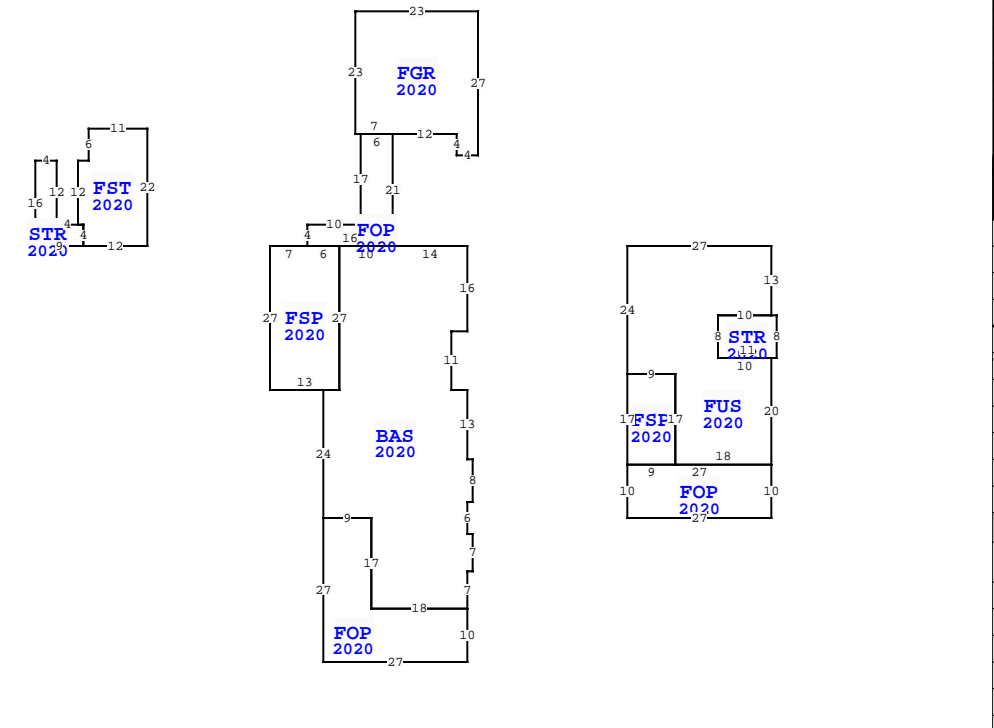


BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	31	HARDIE BRD 100
Roof Structur	08	IRREGULAR 100
Roof Cover	13	STAND SEAM 100
Interior Wall	05	DRYWALL 100
Interior Floor	12	HARDWOOD 80
Interior Floor	14	CARPET 20
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		4 100
Bathrooms		3.5 100
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	
0500	22	3,382	315.4860	498.47	1,685,826	2020	2020	0	0	0	1.50	98.50

NASSAU COUNTY PROPERTY			
VALUATION SUMMARY			PAGE 1 of 1
VALUATION BY		STANDARD	
Tax Group: 2	Tax Dist:		
BUILDING MARKET VALUE			1,660,539
TOTAL MARKET OB/XF VALUE			27,720
TOTAL LAND VALUE - MARKET			500,000
TOTAL MARKET VALUE			2,188,259
SOH/AGL Deduction			1,286,892
ASSESSED VALUE			901,367
TOTAL EXEMPTION VALUE	HX HB	50,722	
BASE TAXABLE VALUE			850,645
TOTAL JUST VALUE			2,188,259
NCON VALUE			0
INCOME VALUE			
PREVIOUS YEAR MKT VALUE			2,104,670



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
BAS	1,584	100	2020	1,584	777,732
FGR	545	55	2020	300	147,298
FOP	166	30	2020	50	24,550
FOP	270	30	2020	81	39,770
FOP	423	30	2020	127	62,356
FSP	153	40	2020	61	29,951
FSP	351	40	2020	140	68,739
FST	270	55	2020	148	72,667
FUS	874	100	2020	874	429,128
STR	84	10	2020	8	3,928
TOTALS	4,808			3,382	1,660,539

** This building has 11 Sub-Areas
45 CORD GRASS CT, FERNANDINA BEACH

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

PERMIT NUM	DESCRIPTION	AMT	ISSUED
20190157	NEW CONSTR	0	04/22/2019
20190262	GARAGE	0	04/22/2019

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2245/0652	12/20/2018	WD Q	Q	V	01	350,000

GRANTOR: THE RANGE AT CRANE IS
GRANTEE: ERWIN PAUL C & KELL

BUILDING NOTES	

BUILDING DIMENSIONS	
BAS=[YR=2020] W14 FOP=[YR=2020] N21 FGR=[YR=2020] E12 S4 E4 N27 W23 S23 E7 \$ W6 S17 W10 S4 FSP=[YR=2020] W7 S27 E13 N27 W6 \$ E16 \$ W10 S27 W3 S24 FOP=[YR=2020] S27 E27 N10 W18 N17 W9 \$ E9 S17 E18 N7 E1 N7 W1 N6 E1 N8 W1 N13 W3 N11 E3 N16 \$ PTR= E30 FUS=[YR=2020] E27 S13 STR=[YR=2020] E1 S8 W11 N8 E10 \$ W10 S8 E10 S20 FOP=[YR=2020] S10 W27 N10 FSP=[YR=2020] N17 E9 S17 W9 \$ E27 \$ W18 N17 W9 N24 \$ W30 \$ PTR= W60 FST=[YR=2020] N22 W11 S6 W2 S12 STR=[YR=2020] W4 N12 W4 S16 E9 N4 W1 \$ E1 S4 E12\$ E60 \$.	

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	0500	FP-PRE FAB	0	100	0	1.00	UT	3,500.00	3,500.00	100	2020	2020	3	99	3,465	
2	0855	CONC PAVER	0	100	0	2,475.00	SF	10.00	10.00	100	2020	2020	3	98	24,255	

LAND DESCRIPTION		TOTAL OB/XF 27,720																						
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							