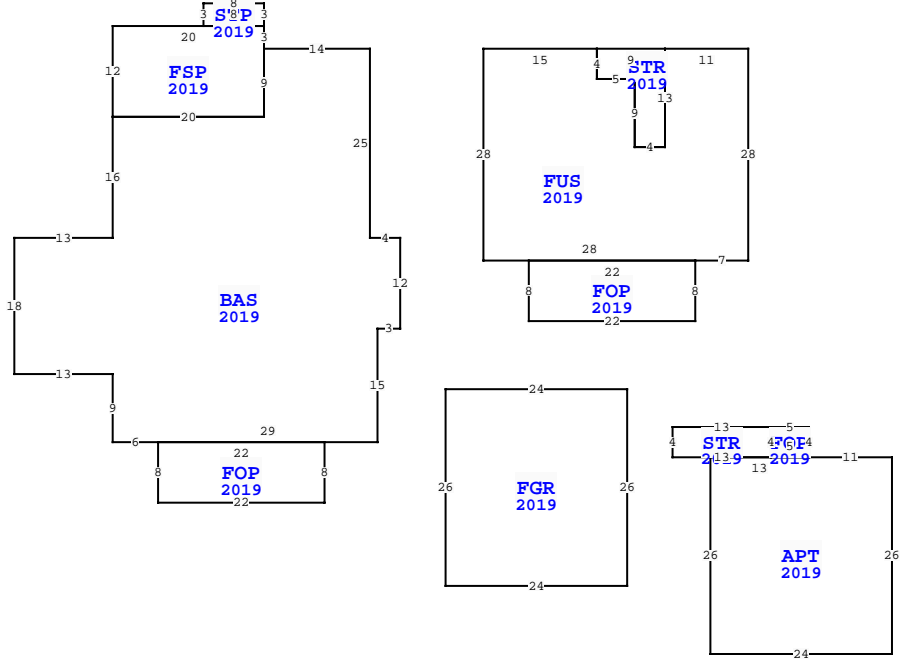


BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	31	HARDIE BRD 100
Roof Structur	08	IRREGULAR 100
Roof Cover	13	STAND SEAM 100
Interior Wall	05	DRYWALL 100
Interior Floo	12	HARDWOOD 70
Interior Floo	11	CLAY TILE 30
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		4 100
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			
0500	22	3,982	318.3488	502.99	2,002,906	2019	2019	0	0	0	2.00	98.00		
1 SFR CUST - 100% - 2023 Heated Area: 3417 HX Base Yr 2023														



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
APT	624	100	2019	624	307,589
BAS	1,885	100	2019	1,885	929,173
FGR	624	55	2019	343	169,075
FOP	20	30	2019	6	2,958
FOP	176	30	2019	53	26,125
FOP	176	30	2019	53	26,125
FSP	240	40	2019	96	47,321
FUS	908	100	2019	908	447,581
STP	24	10	2019	2	986
STR	52	10	2019	5	2,465
TOTALS	4,801			3,982	1,962,848

** This building has 11 Sub-Areas
42 CORD GRASS 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	1,962,848		
TOTAL MARKET OB/XF VALUE	38,732		
TOTAL LAND VALUE - MARKET	500,000		
TOTAL MARKET VALUE	2,501,580		
SOH/AGL Deduction	519,270		
ASSESSED VALUE	1,982,310		
TOTAL EXEMPTION VALUE	HX HB 50,722		
BASE TAXABLE VALUE	1,931,588		
TOTAL JUST VALUE	2,501,580		
NCON VALUE	0		
INCOME VALUE			
PREVIOUS YEAR MKT VALUE	2,407,049		

PERMIT NUM	DESCRIPTION	AMT	ISSUED
20184233	NEW CONSTR	347,448	12/17/2018

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2204/0650	6/18/2018	WD Q	Q	V	01	433,400

GRANTOR: THE RANGE AT CRANE IS
GRANTEE: NOVAK PETER & CATHE

BUILDING NOTES	

BUILDING DIMENSIONS	
BAS=[YR=2019] W14 FSP=[YR=2019] N3 STP=[YR=2019] N3 W8 S3 E8\$ W20 S12 E20 N9\$ S9 W20 S16 W13 S18 E13 S9 E6 FOP=[YR=2019] S8 E22 N8 W22\$ E29 N15 E3 N12 W4 N25\$ PTR=E15 FUS=[YR=2019] E15 STR=[YR=2019] E9 S13 W4 N9 W5 N4\$ S4 E5 S9 E4 N13 E11 S28 W7 FOP=[YR=2019] S8 W22 N8 E22\$ W28 N28\$ W15\$ PTR=E10 S45 FGR=[YR=2019] E24S26 W24N26\$ W10 N45 \$ PTR=E40 S50 STR=[YR=2019] E13 FOP=[YR=2019] E5 S4 APT=[YR=2019] E11 S26 W24 N26 E13\$ W5 N4\$ S4 W13 N4\$ W40 N50\$.	

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	3,130.00	UT	10.00	10.00	100	2019	2019	3	97	30,361	
2	0855	CONC PAVER	0	100	0	0	691.00	SF	10.00	10.00	100	2019	2019	3	97	6,703	
3	0855	CONC PAVER	0	100	0	0	172.00	SF	10.00	10.00	100	2019	2019	3	97	1,668	

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						
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							