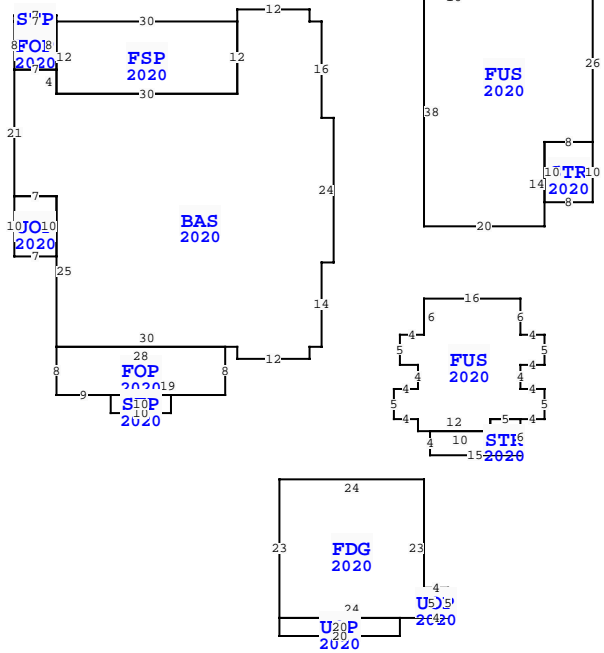


BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	31	HARDIE BRD 100
Roof Structur	08	IRREGULAR 100
Roof Cover	13	STAND SEAM 100
Interior Wall	05	DRYWALL 100
Interior Floo	12	HARDWOOD 80
Interior Floo	11	CLAY TILE 20
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		5 100
Bathrooms		5.5 100
Frame	02	WOOD FRAME 100
Stories	2.	2. 100
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	4,288	311.6984	492.48	2,111,754	2020	2020	0	0	0	1.50	98.50		
1 SFR CUST - 100% - 2021														
Heated Area: 3680														
HX Base Yr 2021														



\*\* This building has 14 Sub-Areas  
65 BROADBENT WAY, 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			2,080,078
TOTAL MARKET OB/XF VALUE			29,381
TOTAL LAND VALUE - MARKET			350,000
TOTAL MARKET VALUE			2,459,459
SOH/AGL Deduction			982,323
ASSESSED VALUE			1,477,136
TOTAL EXEMPTION VALUE	HX HB		50,722
BASE TAXABLE VALUE			1,426,414
TOTAL JUST VALUE			2,459,459
NCON VALUE			0
INCOME VALUE			
PREVIOUS YEAR MKT VALUE			2,368,867

PERMIT NUM	DESCRIPTION	AMT	ISSUED
20190265	CO ISSUED	0	02/28/2020
20190344	GARAGE	0	06/26/2019
20190265	NEW CONSTR	0	04/30/2019

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2347/1518	3/18/2020	WD	Q	I	01	1,590,000
GRANTOR: DREAM FINDERS HOMES L						
GRANTEE: KOLLEVOLL OLAV B JR						
2249/0626	12/20/2018	SW	Q	V	01	369,000
GRANTOR: THE RANGE AT CRANE IS						
GRANTEE: DREAM FINDERS HOMES						

BUILDING NOTES	

BUILDING DIMENSIONS	
BAS=[YR=2020] W2 N16 W2 N2 W12 S2 FSP=[YR=2020] W30	
STP=[YR=2020] N1W7 S1 FOP=[YR=2020] S8 E7 N8 W7\$ E7\$ S12 E30	
N12\$ S12 W30 N4 W7S21 UOP=[YR=2020] S10 E7 N10 W7\$ E7 S25	
FOP=[YR=2020] S8 E9 STP=[YR=2020] S3 E10 N3 W10\$ E19 N8 W28\$	
E30 S2 E12 N2 E2 N14 E2 N24\$ PTR=E15 N20 FUS=[YR=2020] E10 N2	
E18 S26 STR=[YR=2020] S10 W8 N10 E8\$ W8 S14 W20 N38\$ W15 S20\$	
PTR=E15 S30 FUS=[YR=2020] E16 S6 E4 S5 W4 S4 E4 S5 W4	
STR=[YR=2020] S6 W15 N4 E10 N2 E5\$ W5 S2 W12 N2 W4 N5 E4N4 W3	
N5 E4 N6\$ W15 N30\$ PTR=E15 S60 FDG=[YR=2020] W24 S23	
UOP=[YR=2020] S3 E20 N3 W20\$ E24 UOP=[YR=2020] E4 N5 W4 S5\$	
N23\$ W15 N60\$.	

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	2,259	100	2020	2,259	1,095,824
FDG	552	60	2020	331	160,566
FOP	56	30	2020	17	8,246
FOP	224	30	2020	67	32,501
FSP	360	40	2020	144	69,853
FUS	433	100	2020	433	210,045
FUS	988	100	2020	988	479,271
STP	7	10	2020	1	485
STP	30	10	2020	3	1,455
STR	70	10	2020	7	3,395
TOTALS	5,209			4,288	2,080,078

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	0504	FP-ELECTRI	0	100	0	1.00	UT	2,000.00	2,000.00	100	2020	2020	3	99	1,980	
2	0855	CONC PAVER	0	100	0	2,412.00	SF	10.00	10.00	100	2020	2020	3	98	23,638	
3	0855	CONC PAVER	0	100	0	270.00	SF	10.00	10.00	100	2020	2020	3	98	2,646	
4	0855	CONC PAVER	0	100	0	114.00	SF	10.00	10.00	100	2020	2020	3	98	1,117	

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	350,000.00	350,000.00	350,000							