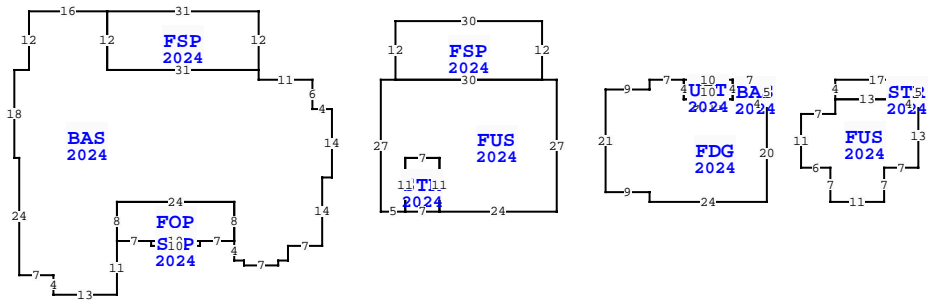


BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	31	HARDIE BRD 100
Roof Structur	08	IRREGULAR 100
Roof Cover	13	STAND SEAM 100
Interior Wall	05	DRYWALL 100
Interior Floo	12	HARDWOOD 90
Interior Floo	11	CLAY TILE 10
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		5 100
Bathrooms		5.5 100
Frame	02	WOOD FRAME 100
Stories		2. 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: 3743								
					HX Base Yr 2024							



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	32	100	2024	32	15,277
BAS	2,428	100	2024	2,428	159,176
FDG	717	60	2024	430	205,291
FOP	192	30	2024	58	27,690
FSP	360	40	2024	144	68,748
FSP	372	40	2024	149	71,136
FUS	388	100	2024	388	185,239
FUS	895	100	2024	895	427,291
STP	10	10	2024	1	477
STR	72	10	2024	7	3,342
TOTALS	5,583			4,558	1,76,080

** This building has 12 Sub-Areas
69 BROADBENT WAY, 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			2,176,080
TOTAL MARKET OB/XF VALUE			61,190
TOTAL LAND VALUE - MARKET			350,000
TOTAL MARKET VALUE			2,587,270
SOH/AGL Deduction			23,241
ASSESSED VALUE			2,564,029
TOTAL EXEMPTION VALUE	HX HB		50,722
BASE TAXABLE VALUE			2,513,307
TOTAL JUST VALUE			2,587,270
NCON VALUE			0
INCOME VALUE			
PREVIOUS YEAR MKT VALUE			2,491,768

PERMIT NUM	DESCRIPTION	AMT	ISSUED
20211756			04/11/2023
20211756	NEW CONSTR	0	11/29/2021
20211757	GARAGE	0	11/29/2021

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2390/1452	9/09/2020	WD	Q	V	01	408,000
GRANTOR: BONE CRAIG & SOLANGE						
GRANTEE: BATZLER TIMOTHY & M						
2371/0221	6/23/2020	WD	Q	V	01	382,000
GRANTOR: MORGAN JAMES HAROLD R						
GRANTEE: BONE CRAIG & SOLANG						

BUILDING NOTES	

BUILDING DIMENSIONS	
BAS=[YR=2024;ORIG=80,10] W11 N2 W31 N12 W16 S12 W3 S18 E1 S24 E7 S4 E13 N11 N8 E24 S8 S4 E2 S1 E7 N1 E2 N3 E7 N14 E2 N14 W4 N6 \$	
FUS=[YR=2024;ORIG=94,10] S27 E5 N11 E7 S11 E24 N27 W3 W30 W3 \$	
FDG=[YR=2024;ORIG=173,15] W4 N1 W3.1 W9.11 N4 W7 S2 W9 S21 E9 S2 E24 N20 \$	
FUS=[YR=2024;ORIG=180,17] S11 E6 S7 E11 N7 E7 N13 W4 N1 W13 S3 W7 \$	
FSP=[YR=2024;ORIG=38,-4] S12 E31 N12 W31 \$	
FSP=[YR=2024;ORIG=97,-2] E30 S12 W30 N12 \$	
FOP=[YR=2024;ORIG=40,35] E24 S8 W7 W10 W7 N8 \$	

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			3,634.00	SF	10.00	10.00	100	2024	2023	100	36,340
2	0502	FP-CUSTOM	0	100	0	0			2.00	UT	10,000.00	10,000.00	100	2024	2023	100	20,000
3	0600	SUMMER KIT	0	100	0	0			1.00	UT	5,000.00	5,000.00	100	2024	2023	97	4,850

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								