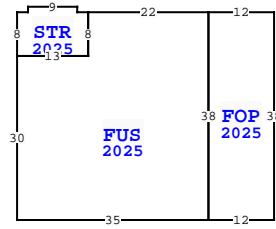
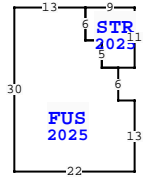
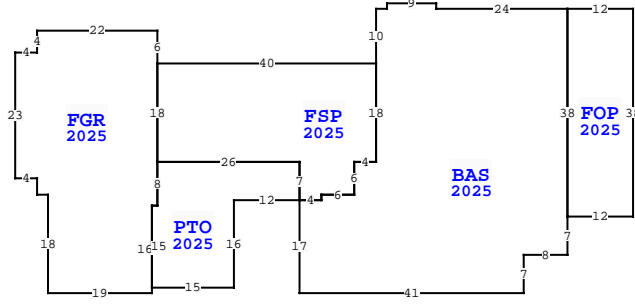




BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	31	HARDIE BRD 100
Roof Structur	08	IRREGULAR 100
Roof Cover	13	STAND SEAM 100
Interior Wall	05	DRYWALL 100
Interior Floo	12	HARDWOOD 80
Interior Floo	11	CLAY TILE 20
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		5 100
Bathrooms		4.5 100
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		
0500	22	5,060	330.7452	522.58	2,644,255	2024	2024	0	0	0	0.00	100.00	
1 SFR CUST - 100% - 2025													
Heated Area: 3829													
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
BAS	2,045	100
FGR	1,096	55
FOP	456	30
FOP	456	30
FSP	784	40
FUS	558	100
FUS	1,226	100
PTO	421	5
STR	84	10
STR	113	10
TOTALS	7,239	

52 WALLAN 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	2,644,255	
TOTAL MARKET OB/XF VALUE	60,720	
TOTAL LAND VALUE - MARKET	500,000	
TOTAL MARKET VALUE	3,204,975	
SOH/AGL Deduction	142,443	
ASSESSED VALUE	3,062,532	
TOTAL EXEMPTION VALUE	HX HB	50,722
BASE TAXABLE VALUE	3,011,810	
TOTAL JUST VALUE	3,204,975	
NCON VALUE	2,704,975	
INCOME VALUE		
PREVIOUS YEAR MKT VALUE	500,000	

PERMIT NUM	DESCRIPTION	AMT	ISSUED
20222534	NEW CONSTR	0	11/30/2022

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2533/1953	1/24/2022	WD	Q	V	01	550,000
GRANTOR: PICKETT CONSTRUCTION						
GRANTEE: WALLS JAMES D & JAN						
2339/0933	2/07/2020	WD	Q	V	01	450,000
GRANTOR: CRANE ISLAND MODEL HO						
GRANTEE: PICKETT CONSTRUCTION						

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	0861	POOL GUNIT	0	100	16	12		SF	85.00	100	2025	2024		100	16,320	
2	0502	FP-CUSTOM	0	100	0	0		UT	10,000.00	100	2025	2024		100	20,000	
3	0855	CONC PAVER	0	100	0	0		SF	10.00	100	2025	2024		100	17,400	
4	0871	POOL HTR R	0	100	0	0		UT	2,000.00	100	2025	2024		100	2,000	
5	0600	SUMMER KIT	0	100	0	0		UT	5,000.00	100	2025	2024		100	5,000	

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2025;ORIG=90,10] W24 N1 W9 S1 W2 S10 S18 W4 S6 W6 S1 W4 S17 E41 N7 E8 N7 N38 \$

FOP=[YR=2025;ORIG=90,10] E12 S38 W12 N38 \$

FSP=[YR=2025;ORIG=55,38] N18 W40 S18 E26 S7 E4 N1 E6 N6 E4 \$

FGR=[YR=2025;ORIG=15,20] N6 W22 S4 W4 S23 E4 S3 E2 S18 E19 N16 E1 N8 N18 \$

PTO=[YR=2025;ORIG=41,38] S7 W12 S16 W15 N15 E1 N8 E26 \$

FUS=[YR=2025;ORIG=90,90] W22 S8 W13 S30 E35 N38 \$

FOP=[YR=2025;ORIG=90,90] E12 S38 W12 N38 \$

STR=[YR=2025;ORIG=68,90] W2 N1 W9 S1 W2 S8 E13 N8 \$

FUS=[YR=2025;ORIG=-15,80] E13 S6 E3 S5 E3 S6 E3 S13 W22 N30 \$

STR=[YR=2025;ORIG=-2,80] S6 E3 S5 E3 E3 N11 W9 \$

LAND DESCRIPTION																								
TOTAL OB/XF 60,720																								
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	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							