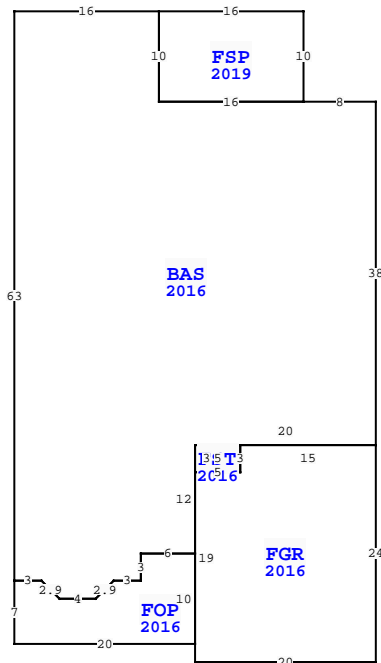


ELEMENT		CD	CONSTRUCTION	
Exterior Wall	31	HARDIE BRD	100	
Roof Structur	08	IRREGULAR	100	
Roof Cover	03	COMP SHNGL	90	
Roof Cover	13	STAND SEAM	10	
Interior Wall	05	DRYWALL	100	
Interior Floor	11	CLAY TILE	60	
Interior Floor	14	CARPET	40	
Air Condition	03	CENTRAL	100	
Heating Type	04	AIR DUCTED	100	
Bedrooms		3	100	
Bathrooms		2	100	
Frame	02	WOOD FRAME	100	
Stories	1.	1.	100	
Units		0	100	
Occupancy	00	NONE	100	
Quality	03	Quality Level 03		
DOR CODE	0100	SINGLE FAMILY		
MAP NUM		MKT AREA		04
NEIGHBORHOOD/LOC	4146.00			
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA
BAS	1,974	100	2016	1,974
FGR	465	55	2016	256
FOP	146	30	2016	44
FSP	160	40	2019	64
FST	15	55	2016	8
TOTALS	2,760			2,346

MARKET ADJUSTMENTS											
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
0900	01	2,346	116.3260	153.55	360,228	2016	2016	0	0	3.50	96.50
1 SNGL FAM - 100% - 2019										Heated Area: 1974	HX Base Yr 2019



VALUATION SUMMARY		STANDARD
VALUATION BY		
Tax Group: 4	Tax Dist:	
BUILDING MARKET VALUE		347,620
TOTAL MARKET OB/XF VALUE		12,240
TOTAL LAND VALUE - MARKET		85,000
TOTAL MARKET VALUE		444,860
SOH/AGL Deduction		149,026
ASSESSED VALUE		295,834
TOTAL EXEMPTION VALUE		50,722
BASE TAXABLE VALUE		245,112
TOTAL JUST VALUE		444,860
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		418,231

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B250005695	NW RES SCN	1,588	05/27/2025
M2005463	H/AC	2,965	07/01/2020
C1632093	CO ISSUED	0	08/24/2016
B1632093	NEW CONSTR	250,826	04/18/2016

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2159/1814	11/16/2017	WD Q	Q	I	02	284,100
GRANTOR: SEDA CONSTRUCTION COM						
GRANTEE: HASKEW RICHARD C &						
2041/0385	4/14/2016	WD U	V	30		57,000
GRANTOR: FLORA PARKE DEVELOPME						
GRANTEE: SEDA CONSTRUCTION C						

EXTRA FEATURES															BLD DATE		LGL DATE		
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	BLD DATE	LGL DATE
1	0855	CONC PAVER	0	100	0	0	883.00	SF	10.00	10.00	100	2016	2016	3	95	8,389		04/23/2025	MLU
2	0855	CONC PAVER	0	100	12	4	48.00	SF	10.00	10.00	100	2016	2016	3	95	456			
3	0500	FP-PRE FAB	0	100	0	0	1.00	UT	3,500.00	3,500.00	100	2016	2016	3	97	3,395			

BUILDING NOTES	
84034 AVRIETT WAY, FERNANDINA BEACH	

BUILDING DIMENSIONS	
BAS=[YR=2016] W8 FSP=[YR=2019] N10 W16 S10 E16\$ W16 N10 W16 S63 FOP=[YR=2016] S7 E20 FGR=[YR=2016] S2 E20 N24 W15 FST=[YR=2016] W5 S3 E5 N3\$ S3 W5 S19\$ N10 W6 S3 W3 D2 L2 W4 U2 L2 W3\$ E3 D2 R2 E4 U2 R2 E3 N3 E6 N12 E20 N38\$.	

LAND DESCRIPTION		TOTAL OB/XF															12,240							
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	000134	C	RES POND	100		PUD	0.00	0.00	1.00	LT		1.00	1.00	1.00	85,000.00	85,000.00	85,000							