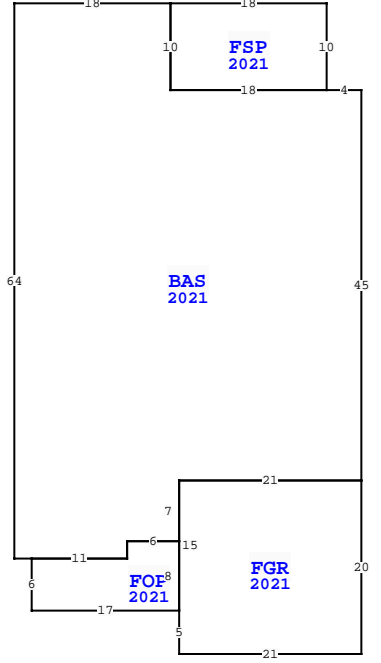


BUILDING CHARACTERISTICS		CONSTRUCTION	
ELEMENT	CD		
Exterior Wall	31	HARDIE BRD	100
Roof Structur	08	IRREGULAR	100
Roof Cover	03	COMP SHNGL	90
Roof Cover	13	STAND SEAM	10
Interior Wall	05	DRYWALL	100
Interior Floo	11	CLAY TILE	100
Air Condition	03	CENTRAL	100
Heating Type	04	AIR DUCTED	100
Bedrooms		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
BAS	2,139	100	2021
FGR	420	55	2021
FOP	114	30	2021
FSP	180	40	2021
TOTALS	2,853		

MARKET ADJUSTMENTS											
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
0900	01	2,476	117.9840	155.74	385,612	2021	2021	0	0	1.00	99.00
1 SNGL FAM - 100% - 2022										Heated Area: 2139	
										HX Base Yr 2022	



VALUATION SUMMARY		PAGE 1 of 1	4
VALUATION BY		STANDARD	
Tax Group: 4	Tax Dist:		
BUILDING MARKET VALUE		381,756	
TOTAL MARKET OB/XF VALUE		5,702	
TOTAL LAND VALUE - MARKET		85,000	
TOTAL MARKET VALUE		472,458	
SOH/AGL Deduction		165,513	
ASSESSED VALUE		306,945	
TOTAL EXEMPTION VALUE	HX HB	50,722	
BASE TAXABLE VALUE		256,223	
TOTAL JUST VALUE		472,458	
NCON VALUE		0	
INCOME VALUE			
PREVIOUS YEAR MKT VALUE		444,036	

PERMIT NUM	DESCRIPTION	AMT	ISSUED
C2006308	CO ISSUED	0	05/19/2021
B2006308	NEW CONSTR	289,443	09/01/2020

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2725/324	7/15/2024	LE U	I	I	11	100
GRANTOR: GOTZ GEROLD & EVA O						
GRANTEE: OLLER HOWARD V						
2463/1598	5/20/2021	WD Q	I	I	02	342,100
GRANTOR: SEDA CONSTRUCTION COM						
GRANTEE: GOTZ GEROLD & EVA O						

EXTRA FEATURES		85041 FLORIDIAN DR, FERNANDINA BEACH														
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	13	3	SF	10.00	10.00	100	2021	2021	3	99	386	
2	0855	CONC PAVER	0	100	0	0	SF	10.00	10.00	100	2021	2021	3	99	5,316	

BLD DATE		LGL DATE	
XF DATE	INC DATE	LAND DATE	AG DATE
		04/23/2025	MLU

BUILDING NOTES									

BUILDING DIMENSIONS									
BAS=[YR=2021] W4 FSP=[YR=2021] N10 W18 S10 E18\$ W18 N10 W18 S64 E2 FOP=[YR=2021] S6 E17 FGR=[YR=2021] S5 E21 N20 W21 S15\$ N8 W6 S2 W11\$ E11 N2 E6 N7 E21 N45\$.									

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		PUD	0.00	0.00	1.00	LT		1.00	1.00	1.00	85,000.00	85,000.00	85,000							