



BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	20	FACE BRICK 90
Exterior Wall	30	VINYL 10
Roof Structure	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floor	11	CLAY TILE 50
Interior Floor	14	CARPET 50
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2.5 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100
Occupancy	00	NONE 100

Quality	05	Quality Level 05
DOR CODE	0100	SINGLE FAMILY
MAP NUM		MKT AREA 04
NEIGHBORHOOD/LOC	4005.00	

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	2,437	100	2006	2,437	310,862
FCP	436	25	2006	109	13,904
FOP	20	30	2006	6	766
FOP	115	30	2006	34	4,337
SFB	647	80	2011	518	66,076
UDG	780	55	2006	429	54,723

TOTALS	4,435			3,533	450,667
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EXTRA FEATURES									
L N	OB/XF CODE	DESCRIPTION	BLD	CAP	L	W	UNITS	UT	Adj R
1	0812	CONCRETE C	0	100	0	0	3,543.00	SF	4.00
2	0504	FP-ELECTRI	0	100	0	0	1.00	UT	2,000.00
3	0861	POOL GUNIT	0	100	0	0	450.00	SF	85.00
4	0855	CONC PAVER	0	100	0	0	666.00	SF	10.00
5	0680	POLE SHED	0	100	10	10	100.00	SF	10.00
6	0810	CONCRETE A	0	100	0	0	467.00	SF	6.50
7	0861	POOL GUNIT	0	100	0	0	96.00	SF	85.00
8	0855	CONC PAVER	0	100	0	0	325.00	SF	10.00
9	1129	STONE 8"	0	100	0	12	72.00	SF	15.75
10	0871	POOL HTR R	0	100	0	0	1.00	UT	2,000.00

LAND DESCRIPTION									
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS
1	000100	C	RES	100		RSF-1	0.00	0.00	1.69

REVIEW DATE	07/09/2020	BY	KWA
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MARKET ADJUSTMENTS													
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND		
0900	01	3,533	111.0780	146.62	518,008	2006	2006	0	0	0	13.00	87.00	
1 SNGL FAM - 100% - 2011													
Heated Area: 2955													
HX Base Yr 2011													
941108 OLD NASSAUVILLE RD, FERNANDINA BEACH													

TOTAL OB/XF													
50,971													
L N	OB/XF CODE	DESCRIPTION	BLD	CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE	ORIG COND	YEAR ON	YEAR ACTUAL
1	0812	CONCRETE C	0	100	0	0	3,543.00	SF	4.00	4.00	100	2006	2006
2	0504	FP-ELECTRI	0	100	0	0	1.00	UT	2,000.00	2,000.00	100	2006	2006
3	0861	POOL GUNIT	0	100	0	0	450.00	SF	85.00	85.00	100	2007	2007
4	0855	CONC PAVER	0	100	0	0	666.00	SF	10.00	10.00	100	2007	2007
5	0680	POLE SHED	0	100	10	10	100.00	SF	10.00	10.00	100	2007	2007
6	0810	CONCRETE A	0	100	0	0	467.00	SF	6.50	6.50	100	2013	2013
7	0861	POOL GUNIT	0	100	0	0	96.00	SF	85.00	85.00	100	2016	2016
8	0855	CONC PAVER	0	100	0	0	325.00	SF	10.00	10.00	100	2016	2016
9	1129	STONE 8"	0	100	0	12	72.00	SF	15.75	15.75	100	2016	2016
10	0871	POOL HTR R	0	100	0	0	1.00	UT	2,000.00	2,000.00	100	2007	2007

TOTAL OB/XF													
50,971													
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	% COND	TOT ADJ
1	000100	C	RES	100		RSF-1	0.00	0.00	1.69	AC		1.00	1.20

Market:	0
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NASSAU COUNTY PROPERTY									
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VALUATION SUMMARY									
VALUATION BY					STANDARD				
Tax Group: 4					Tax Dist:				
BUILDING MARKET VALUE					450,667				
TOTAL MARKET OB/XF VALUE					50,971				
TOTAL LAND VALUE - MARKET					202,800				
TOTAL MARKET VALUE					704,438				
SOH/AGL Deduction					416,540				
ASSESSED VALUE					287,898				
TOTAL EXEMPTION VALUE					50,722				
BASE TAXABLE VALUE					237,176				
TOTAL JUST VALUE					704,438				
NCON VALUE					0				
INCOME VALUE									
PREVIOUS YEAR MKT VALUE					635,574				

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B1631817	JACUZZI	19,215	02/01/2016
B1327021	CC DRVWY	0	03/01/2013
B24275	REMODEL	5,628	01/01/2011
B19544	SWIM POOL	28,000	03/01/2007
B17252	GARAGE	25,740	12/01/2006
E18021	ELEC OTHER	400	09/01/2006

SALES DATA							
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE	
2044/0460	5/06/2016	WD	U	I	11		100
GRANTOR: CLEM DAVID H & JEAN F							
GRANTEE: CLEM DAVID H & JEAN							
1673/1449	4/23/2010	WD	Q	I	01		350,000
GRANTOR: PROCTOR RALPH M & JUD							
GRANTEE: CLEM DAVID H & JEAN							

BUILDING NOTES									
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BUILDING DIMENSIONS									
SFB=[YR=2011] W37 S11 BAS=[YR=2006] S15 FOP=[YR=2006] W17 S7 E14 U3 R3 N4\$ S4 D3 L3 W14 N12 W16 S52 E10 S2 E4 S2 E14 N6 FOP=[YR=2006] E5 N4 W5 S4\$ N4 E5 S3 E14 N27 FCP=[YR=2006] E23 N20 W20 S8 W3 S12 \$ N12 E3 N20 W17\$ E17 S12 E20 N23\$ PTR=E15 UDG=[YR=2006] E30 S26 W30 N26\$ W15\$.									

OTHER ADJUSTMENTS AND NOTES									

Common:	202,800
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