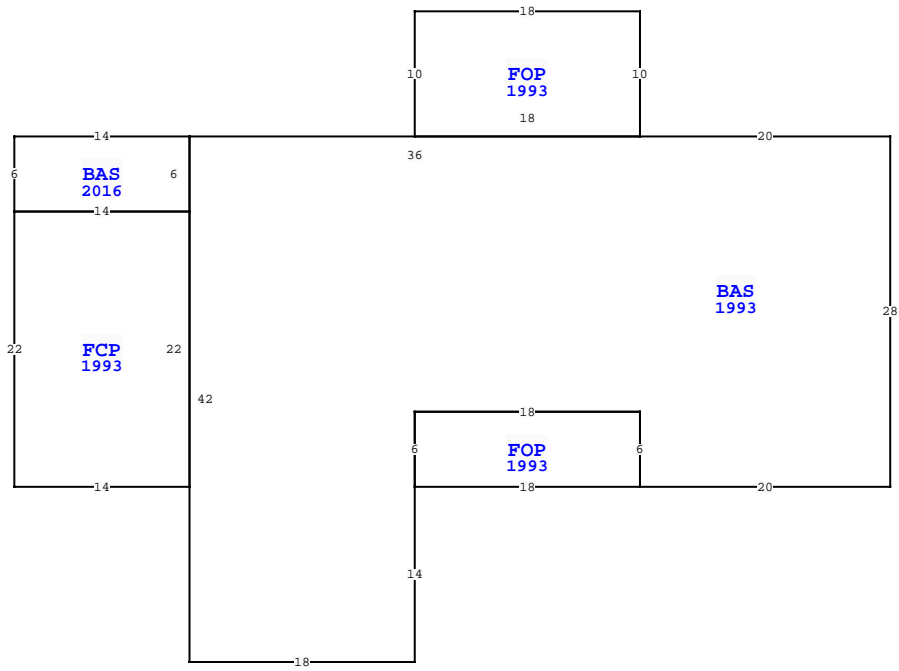




BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	10	ABOVE AVG 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floor	14	CARPET 60
Interior Floor	11	CLAY TILE 40
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100
BUD8 Adjustme	04	DIST 01 100
Occupancy	00	NONE 100

MARKET ADJUSTMENTS													
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND		
0100	01	1,959	123.1076	123.11	241,172	1983	1998	0	0	12.50	87.50		
1 SINGLE FAM - 100% - 2020 Heated Area: 1796 HX Base Yr													



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	1,712	100	1993	1,712	184,419
BAS	84	100	2016	84	9,048
FCP	308	25	1993	77	8,294
FOP	108	30	1993	32	3,448
FOP	180	30	1993	54	5,817
TOTALS	2,392			1,959	211,026

NASSAU COUNTY PROPERTY			PAGE 1 of 2	4
VALUATION SUMMARY				
VALUATION BY				STANDARD
Tax Group: 4	Tax Dist:			
BUILDING MARKET VALUE				237,717
TOTAL MARKET OB/XF VALUE				32,671
TOTAL LAND VALUE - MARKET				211,000
TOTAL MARKET VALUE				481,388
SOH/AGL Deduction				77,183
ASSESSED VALUE				404,205
TOTAL EXEMPTION VALUE	13			404,205
BASE TAXABLE VALUE				0
TOTAL JUST VALUE				481,388
NCON VALUE				0
INCOME VALUE				
PREVIOUS YEAR MKT VALUE				419,835

PERMIT NUM	DESCRIPTION	AMT	ISSUED
E2066080	SOLAR PANELS	17,205	10/01/2020
19006840	SWIM POOL	44,972	06/26/2019
B23793	GARAGE	56,205	07/01/2010
960518	REPAIR/RRF	2,800	09/01/1996

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2325/0497	12/11/2019	QC	U	I	11	105,000
GRANTOR: MCELROY SHERRY & MICH						
GRANTEE: EDMONDSON MICHAEL R						
2324/1142	12/03/2019	FJ	U	I	11	100
GRANTOR: EDMONDSON MARLON D ES						
GRANTEE: EDMONDSON MICHAEL R						

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	0500	FP-PRE FAB	0	100	0	0		1.00	UT 3,500.00	3,500.00	100	1983	1983	3	51.5	1,803
2	0810	CONCRETE A	0	100	2	40		80.00	SF 6.50	6.50	100	1983	1983	3	38	198
3	0810	CONCRETE A	0	100	0	0		252.00	SF 6.50	6.50	100	1984	1984	3	41	672
4	0866	POOL FIBER	0	100	32	12		384.00	SF 72.00	72.00	100	2019	2019	3	82	22,671
5	0845	KOOL DECK	0	100	0	0		408.00	SF 7.25	7.25	100	2019	2019	3	97	2,869
6	0462	ST/AL FNC	0	100	0	0		480.00	SF 10.00	10.00	100	2019	2019	3	87	4,176
7	0463	FENCE GATE	0	100	0	0		1.00	UT 300.00	300.00	100	2019	2019	3	94	282

95305 DOUGLAS RD, FERNANDINA BEACH														BLD DATE		LGL DATE	
														XF DATE		LAND DATE	05/09/2025
														INC DATE		AG DATE	MLU
TOTALS														2,392		1,959	211,026

BUILDING NOTES													
BUILDING DIMENSIONS													
BAS=[YR=1993] W20 FOP=[YR=1993] N10 W18 S10 E18\$ W36													
BAS=[YR=2016] W14 S6 FCP=[YR=1993] S22 E14 N22W14\$ E14 N6 \$													
S42 E18 N14 FOP=[YR=1993] E18 N6 W18 S6\$ N6 E18 S6 E20 N28\$.													

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	DPTH 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		OR	0.00	0.00	2.11	AC		1.00	1.00	1.00	100,000.00	100,000.00	211,000							

