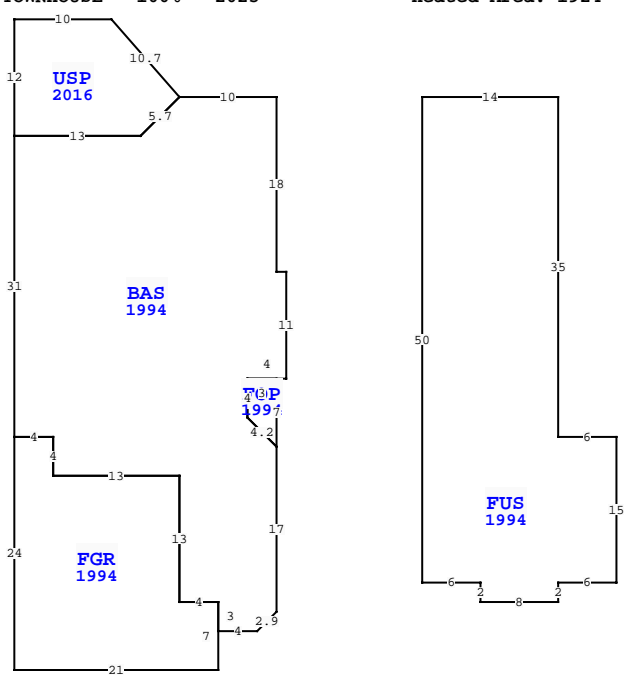


BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	31	HARDIE BRD 100
Roof Structur	08	IRREGULAR 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 70
Interior Floo	11	CLAY TILE 30
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2.5 100
Frame	02	WOOD FRAME 100
Stories	2.	2. 100
Units		0 100
Occupancy	00	NONE 100
Quality	04	Quality Level 04
DOR CODE	0100	SINGLE FAMILY
MAP NUM		MKT AREA 04
NEIGHBORHOOD/LOC	4015.0100	
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE
BAS	1,118	100
FGR	384	55
FOP	17	30
FUS	806	100
USP	168	30
TOTALS	2,493	

MARKET ADJUSTMENTS												
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND	
1	TOWNHOUSE	- 100%	- 2023		261,179	1994	1994	0	0	14.75	85.25	
				Heated Area: 1924					HX Base Yr 2023			



NASSAU COUNTY PROPERTY			
VALUATION SUMMARY			PAGE 1 of 1
VALUATION BY			STANDARD
Tax Group: 7	Tax Dist:		
BUILDING MARKET VALUE			222,655
TOTAL MARKET OB/XF VALUE			7,802
TOTAL LAND VALUE - MARKET			200,000
TOTAL MARKET VALUE			430,457
SOH/AGL Deduction			106,632
ASSESSED VALUE			323,825
TOTAL EXEMPTION VALUE	HX HB		50,722
BASE TAXABLE VALUE			273,103
TOTAL JUST VALUE			430,457
NCON VALUE			0
INCOME VALUE			
PREVIOUS YEAR MKT VALUE			420,800
PERMIT NUM	DESCRIPTION	AMT	ISSUED
94-00918	NEW CONSTR	77,432	04/01/1994

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2074/1739	9/23/2016	WD	Q	I	01	200,000
GRANTOR: SMITH WILLIAM LESLIE						
GRANTEE: D'ARCANGELO JOHN A						
0710/1454	8/05/1994	WD	Q	I		112,000
GRANTOR: TREVETT HOMES INC						
GRANTEE: SMITH WILLIAM L & C						

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	1.00	UT	3,500.00	3,500.00	100	1994	1994	3	74	2,590	
2	0810	CONCRETE A	0	100	0	1,056.00	SF	6.50	6.50	100	1994	1994	3	66	4,530	
3	0810	CONCRETE A	0	100	0	159.00	SF	6.50	6.50	100	1994	1994	3	66	682	
TOTAL OB/XF 7,802																

BUILDING NOTES														
95029 VILLAGE DR, FERNANDINA BEACH														
BLD DATE														
XF DATE														
INC DATE														
LGL DATE														
LAND DATE														
AG DATE														
BUILDING DIMENSIONS														
BAS=[YR=1994] W10 USP=[YR=2016] U8 L7 W10 S12 E13 U4 R4 \$ D4 L4 W13 S31 FGR=[YR=1994] S24 E21 N7 W4 N13 W13 N4 W4 \$ E4 S4 E13 S13 E4 S3 E4 U2 R2 N17 FOP=[YR=1994] N7 W3 S4 D3 R3 \$ U3 L3 N4 E4 N11 W1 N18\$ PTR= E15 FUS=[YR=1994] E14 S35 E6 S15 W6 S2 W8 N2 W6 N50 \$ W15 \$.														

LAND DESCRIPTION																								
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		PUD	0.00	0.00	1.00	LT		1.00	1.00	1.00	200,000.00	200,000.00	200,000							