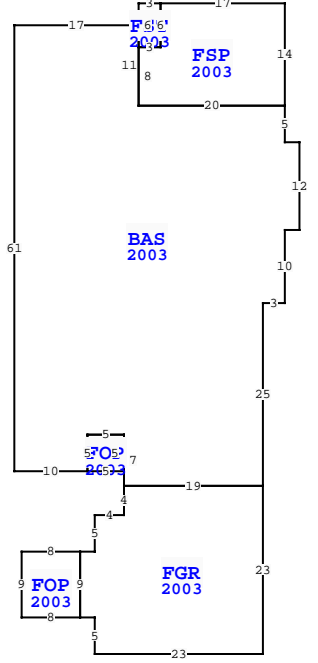


BUILDING CHARACTERISTICS					
ELEMENT	CD CONSTRUCTION				
Exterior Wall	16 WD FR STUC 100				
Roof Structur	03 GABLE/HIP 100				
Roof Cover	03 COMP SHNGL 100				
Interior Wall	05 DRYWALL 100				
Interior Floor	11 CLAY TILE 50				
Interior Floor	12 HARDWOOD 50				
Air Condition	03 CENTRAL 100				
Heating 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	04 Quality Level 04				
DOR CODE	0100 SINGLE FAMILY				
MAP NUM	MKT AREA 04				
NEIGHBORHOOD/LOC	4015.00				
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	2,005	100	2003	2,005	298,533
FGR	531	55	2003	292	43,478
FOP	25	30	2003	8	1,191
FOP	72	30	2003	22	3,275
FSP	262	40	2003	105	15,634
FST	18	55	2003	10	1,489
TOTALS	2,913			2,442	363,600

MARKET ADJUSTMENTS											
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
0900	01	2,442	119.3640	157.56	384,762	2003	2013	0	0	5.50	94.50
1 SNGL FAM - 100% - 2025 Heated Area: 2005 HX Base Yr 2025											



NASSAU COUNTY PROPERTY			
VALUATION SUMMARY			PAGE 1 of 1
VALUATION BY			STANDARD
Tax Group: 7	Tax Dist:		
BUILDING MARKET VALUE			363,600
TOTAL MARKET OB/XF VALUE			7,724
TOTAL LAND VALUE - MARKET			100,000
TOTAL MARKET VALUE			471,324
SOH/AGL Deduction			87,289
ASSESSED VALUE			384,035
TOTAL EXEMPTION VALUE	HX HB VX VP		351,204
BASE TAXABLE VALUE			32,831
TOTAL JUST VALUE			471,324
NCON VALUE			0
INCOME VALUE			
PREVIOUS YEAR MKT VALUE			441,263

PERMIT NUM	DESCRIPTION	AMT	ISSUED
P0364012	NEW CONSTR	148,273	06/01/2003

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2730/1554	8/08/2024	WD	Q	I	01	580,000
GRANTOR: GRAHAM JOHN E						
GRANTEE: HESTER CYNTHIA SPUR						
2175/0359	2/02/2018	WD	Q	I	02	314,000
GRANTOR: BARBARA J R SNOWDEN R						
GRANTEE: GRAHAM JOHN E & KIM						

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	2003	2003	3	86	3,010	
2	0811	CONCRETE B	0	100	0	761.00	SF	5.20	5.20	100	2003	2003	3	82	3,245	
3	0471	VINYL FNC	0	100	0	16.00	LF	32.00	32.00	100	2003	2003	3	58	297	
4	0600	SUMMER KIT	0	100	0	1.00	UT	2,500.00	2,500.00	100	2003	2003	3	20	500	
5	0462	ST/AL FNC	0	100	30	120.00	SF	10.00	10.00	100	2010	2010	3	56	672	

BUILDING NOTES			
95339 VILLAGE DR, FERNANDINA BEACH			

BUILDING DIMENSIONS			
BAS=[YR=2003] W2 N5 FSP=[YR=2003] N14 W17 FST=[YR=2003] W3 S6 E3 N6\$ S6 W3 S8 E20\$ W20 N11 W17 S61 E10 FOP=[YR=2003] E5 N5 W5 S5\$ N5 E5 S7 FGR=[YR=2003] S4 W4 S5 W2 FOP=[YR=2003] W8 S9 E8 N9\$ S9 E2 S5 E23 N23 W19 \$ E19 N25 E3 N10 E2 N12\$ .			

LAND DESCRIPTION																								
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	100,000.00	100,000.00	100,000							