

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 Floo	14	CARPET 80
Interior Floo	11	CLAY TILE 20
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

MARKET ADJUSTMENTS													
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND		
0900	01	2,498	112.4928	148.49	370,928	2002	2002	0	0	11.00	89.00		
1 SNGL FAM - 100% - 2017 Heated Area: 2154 HX Base Yr 2017													



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
BAL	84	15	2002	13	1,718
BAS	1,428	100	2002	1,428	188,719
FGR	434	55	2002	239	31,585
FOP	72	30	2002	22	2,908
FOP	76	30	2002	23	3,039
FSP	117	40	2017	47	6,211
FUS	726	100	2002	726	95,946
TOTALS	2,937			2,498	330,126

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VALUATION SUMMARY				7
VALUATION BY		STANDARD		
Tax Group: 7		Tax Dist:		
BUILDING MARKET VALUE		330,126		
TOTAL MARKET OB/XF VALUE		8,755		
TOTAL LAND VALUE - MARKET		250,000		
TOTAL MARKET VALUE		588,881		
SOH/AGL Deduction		301,381		
ASSESSED VALUE		287,500		
TOTAL EXEMPTION VALUE		HX HB 50,722		
BASE TAXABLE VALUE		236,778		
TOTAL JUST VALUE		588,881		
NCON VALUE		0		
INCOME VALUE				
PREVIOUS YEAR MKT VALUE		576,993		

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B2109113	9 WINDOWS	5,790	07/13/2021
M2006271	H/AC	0	08/01/2020
B0108446	NEW CONSTR	166,560	06/01/2001

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2055/0879	6/27/2016	SW	U	I	12	210,000

GRANTOR: MORTGAGE EQUITY CONVE						
GRANTEE: KITCHEN JAMES MONTG						
1987/0945	6/19/2015	SW	U	I	12	100
GRANTOR: NATIONSTAR MORTGAGE L						
GRANTEE: MORTGAGE EQUITY CON						

BUILDING NOTES	
FSP=[YR=2017] W13 BAS=[YR=2002] W17 S46 FOP=[YR=2002] S8 E8 FGR=[YR=2002] S8 FOP=[YR=2002] W8 S9 E8 N9\$ S9 E2 S3 E20 N20 W22\$ E2 N5 U3 L3 W7\$ E7 D3 R3 S5 E20 N45 W13 N9\$ S9 E13 N9\$ PTR= E15 FUS=[YR=2002] E16 BAL=[YR=2002] N6 E14 S6 W14 \$ E14 S11 W12 S22 W18 N33 \$ W15 \$.	

EXTRA FEATURES														95340 VILLAGE 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	0810	CONCRETE A	0	100	0	623.00	SF	6.50	6.50	100	2002	2002	3	80	3,240	
2	1242	WD DECK A	0	100	30	360.00	SF	10.00	10.00	100	2016	2016	3	70	2,520	
3	0462	ST/AL FNC	0	100	96	384.00	SF	10.00	10.00	100	2016	2016	3	78	2,995	

LAND DESCRIPTION														TOTAL OB/XF		8,755									
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	000116	C	RES MARSH	100		PUD	0.00	0.00	1.00	LT		1.00	1.00	1.00	250,000.00	250,000.00	250,000								