

ELEMENT	CD	BUILDING CHARACTERISTICS CONSTRUCTION
Exterior Wall	16	WD FR STUC 100
Roof Structur	08	IRREGULAR 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		2 100
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	2,041	116.8944	154.30	314,926	1999	1999	0	0	12.50	87.50		
1 SNGL FAM - 0% - 0 Heated Area: 1657 HX Base Yr													

95198 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	0500	FP-PRE FAB	0	0	0	1.00	UT	3,500.00	3,500.00	100	1999	1999	3	81	2,835	
2	0810	CONCRETE A	0	0	30	480.00	SF	6.50	6.50	100	1999	1999	3	75	2,340	
3	0810	CONCRETE A	0	0	0	251.00	SF	6.50	6.50	100	1999	1999	3	75	1,224	
4	0920	CWALL-WD/M	0	0	0	50.00	LF	390.00	390.00	100	2015	2015	3	65	12,675	
5	0300	BOAT DCK W	0	0	0	171.00	SF	40.00	40.00	100	1999	1999	3	26	1,778	

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	1,237	100	1999	1,237	167,010
FGR	470	55	1999	258	34,833
FOP	54	30	1999	16	2,160
FSP	40	40	1999	16	2,160
FSP	224	40	1999	90	12,151
FUS	420	100	1999	420	56,705
PTO	84	5	1999	4	540
TOTALS	2,529			2,041	275,560

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	0	0	1.00	UT	3,500.00	3,500.00	100	1999	1999	3	81	2,835	
2	0810	CONCRETE A	0	0	30	480.00	SF	6.50	6.50	100	1999	1999	3	75	2,340	
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4	0920	CWALL-WD/M	0	0	0	50.00	LF	390.00	390.00	100	2015	2015	3	65	12,675	
5	0300	BOAT DCK W	0	0	0	171.00	SF	40.00	40.00	100	1999	1999	3	26	1,778	

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	000134	C	RES POND	0		PUD	0.00	0.00	1.00	LT		1.00	1.00	1.00	200,000.00	200,000.00	200,000							

NASSAU COUNTY PROPERTY				PAGE 1 of 1	7
VALUATION SUMMARY					
VALUATION BY			STANDARD		
Tax Group: 7		Tax Dist:			
BUILDING MARKET VALUE			275,560		
TOTAL MARKET OB/XF VALUE			20,852		
TOTAL LAND VALUE - MARKET			200,000		
TOTAL MARKET VALUE			496,412		
SOH/AGL Deduction			70,114		
ASSESSED VALUE			426,298		
TOTAL EXEMPTION VALUE			0		
BASE TAXABLE VALUE			426,298		
TOTAL JUST VALUE			496,412		
NCON VALUE			0		
INCOME VALUE					
PREVIOUS YEAR MKT VALUE			484,503		

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B001	NEW CONSTR	0	01/01/1999

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1923/1425	6/26/2014	WD	U	I	16	86,000
GRANTOR: RUNBERG GALE E						
GRANTEE: ROONEY MELISSA A &						
1694/1258	8/23/2010	LE	U	I	14	100
GRANTOR: JARVIS ROBERT B						
GRANTEE: ROONEY MELISSA A &						

BUILDING NOTES																

BUILDING DIMENSIONS																
FSP=[YR=1999] W16 PTO=[YR=1999] W14 S6 BAS=[YR=1999] S34 E4																
FSP=[YR=1999] E5 N8 W5 S8\$ N8 E5 S18 E1 S11 FGR=[YR=1999] W1																
S7 W3 FOP=[YR=1999] W5 S10 E5 N3 E1 N4 W1 N3\$ S3 E1 S4 W1 S3																
E3 S4 E20 N27 W4 S6 W15\$ E15 N6 E4 N15 E1 N26 W16 N8 W14\$ E14																
N6\$ S14 E16 N14\$ PTR=E15 FUS=[YR=1999] E14 S30 W14 N30\$ W15\$.																