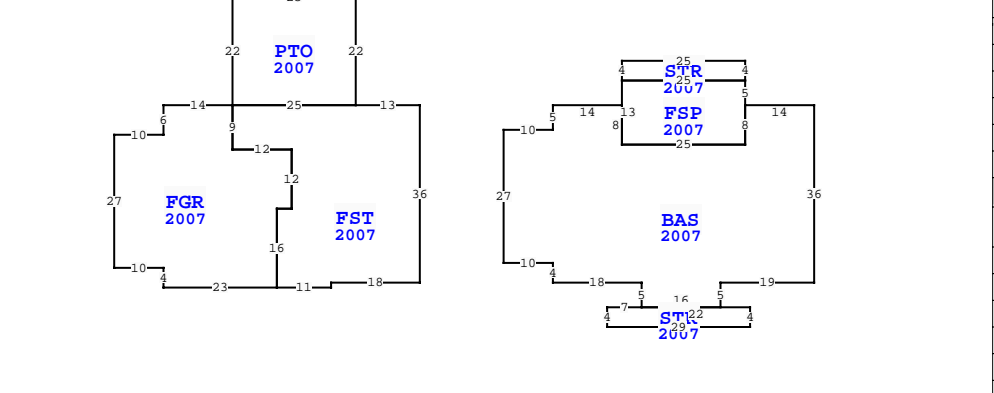


BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	17	CB STUCCO 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floor	12	HARDWOOD 70
Interior Floor	14	CARPET 30
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		4 100
Bathrooms		3 100
Frame	02	WOOD FRAME 100
Stories	3.	3. 100
Units		0 100

MARKET ADJUSTMENTS														
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND			
0500	01	5,228	103.0750	162.86	851,432	2007	2007	0	0	0	8.50	91.50		
1 SFR CUST - 100% - 2015														
Heated Area: 3702 HX Base Yr 2015														

NASSAU COUNTY PROPERTY				PAGE 1 of 1	7
VALUATION SUMMARY					
VALUATION BY			STANDARD		
Tax Group: 7		Tax Dist:			
BUILDING MARKET VALUE			779,060		
TOTAL MARKET OB/XF VALUE			124,953		
TOTAL LAND VALUE - MARKET			412,500		
TOTAL MARKET VALUE			1,316,513		
SOH/AGL Deduction			380,664		
ASSESSED VALUE			935,849		
TOTAL EXEMPTION VALUE			HX HB 50,722		
BASE TAXABLE VALUE			885,127		
TOTAL JUST VALUE			1,316,513		
NCON VALUE			0		
INCOME VALUE					
PREVIOUS YEAR MKT VALUE			1,181,135		

Quality	03	Quality Level 03			
DOR CODE	0100	SINGLE FAMILY			
MAP NUM		MKT AREA 04			
NEIGHBORHOOD/LOC	4016.00				
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	2,058	100	2007	2,058	306,677
FGR	1,076	55	2007	592	88,218
FSP	312	40	2007	125	18,628
FSP	325	40	2007	130	19,372
FST	1,100	55	2007	605	90,155
FUS	1,644	100	2007	1,644	244,984
PTO	550	5	2007	28	4,172
STR	100	10	2007	10	1,491
STR	116	10	2007	12	1,788
UDU	32	55	2007	18	2,682
TOTALS	7,345			5,228	779,060



PERMIT NUM	DESCRIPTION	AMT	ISSUED
B1530816	SWIM POOL	37,500	07/01/2015
M11477	MECH OTHER	0	05/01/2006
E16893	ELEC OTHER	12,000	03/01/2006
P10773	OTHER	0	02/01/2006
C17049	CO ISSUED	0	01/01/2006
R08864	REPAIR/RRF	3,500	01/01/2006

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1919/1146	4/24/2014	SW	Q	I	02	799,900

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	0812	CONCRETE C	0	100	0	0	2,137.00	SF	4.00	4.00	100	2007	2007	3	87	7,437	
2	0500	FP-PRE FAB	0	100	0	0	2.00	UT	3,500.00	3,500.00	100	2007	2007	3	90	6,300	
3	1126	CB/STC 8"	0	100	0	0	144.00	SF	8.00	8.00	100	2007	2007	3	87	1,002	
4	0300	BOAT DCK W	0	100	0	0	1,405.00	SF	40.00	40.00	100	2007	2007	3	44	24,728	
5	0409	ELEVATOR R	0	100	0	0	1.00	UT	10,200.00	10,200.00	100	2007	2007	3	100	10,200	
6	0861	POOL GUNIT	0	100	0	0	888.00	SF	85.00	85.00	100	2015	2015	3	75	56,610	
7	0835	QUARY TILE	0	100	0	0	1,128.00	SF	10.00	10.00	100	2015	2015	3	95	10,716	
8	0871	POOL HTR R	0	100	0	0	1.00	UT	2,000.00	2,000.00	100	2015	2015	3	65	1,300	
9	0462	ST/AL FNC	0	100	0	0	888.00	SF	10.00	10.00	100	2015	2015	3	75	6,660	

** This building has 11 Sub-Areas														BLD DATE		LGL DATE	
94001 LIMPKIN LN, FERNANDINA BEACH														XF DATE		LAND DATE	04/15/2025
														INC DATE		AG DATE	MLU

BUILDING NOTES									
GRANTOR: PNC BANK NA									
GRANTEE: WEST BRUCE S									
1884/1534	10/14/2013	CT	U	I	18	100			
GRANTOR: CLERK OF COURT									
GRANTEE: PNC BANK NA									

BUILDING DIMENSIONS									
FST=[YR=2007] W13 PTO=[YR=2007] N22 W25 S22 E25 \$ W25									
FGR=[YR=2007] W14 S6 W10 S27 E10 S4 E23 N16 E3 N12 W12 N9 \$									
S9 E12 S12 W3 S16 E11 N1 E18 N36 \$ PTR=E80 BAS=[YR=2007] W14									
FSP=[YR=2007] N5 STR=[YR=2007] N4 W25 S4 E25 \$ W25 S13 E25									
N8 \$ S8 W25 N8 W14 S5 W10 S27 E10 S4 E18 S5 STR=[YR=2007] W7									
S4 E29 N4 W22 \$ E16 N5 E19 N36 \$ W80 \$ PTR= N50 FUS=[YR=2007]									
S4 E30 N36 W14 FSP=[YR=2007] N5 W24 S13 E24 N8 \$ S8 W24 N8									
W14 S36 E22 N10 E6 S6 W6\$ S50 \$ PTR= L70 U50 UDU=[YR=2007]									
N4 UOP=[YR=2007] N4 W8 S4 E8 \$ W8 S4 E8 \$ D50 R70 \$.									

LAND DESCRIPTION										TOTAL OB/XF										124,953				
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		RSF-1	0.00	0.00	1.00	LT		1.00	1.00	1.50	275,000.00	412,500.00	412,500							