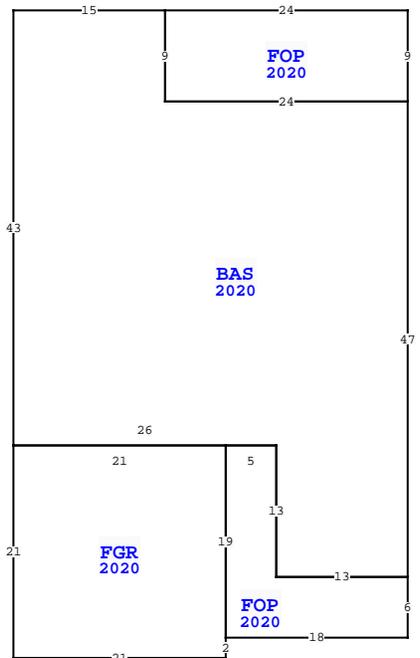




BUILDING CHARACTERISTICS		CONSTRUCTION	
ELEMENT	CD		
Exterior Wall	31	HARDIE BRD	100
Roof Structur	03	GABLE/HIP	100
Roof Cover	03	COMP SHNGL	100
Interior Wall	05	DRYWALL	100
Interior Floo	11	CLAY TILE	60
Interior Floo	13	LVT/LAMNT	40
Air Condition	03	CENTRAL	100
Heating Type	04	AIR DUCTED	100
Bedrooms		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		4090.00	
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR
BAS	1,630	100	2020
FGR	441	55	2020
FOP	173	30	2020
FOP	216	30	2020
TOTALS	2,460		

MARKET ADJUSTMENTS													
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND		
0100	01	1,990	121.0104	121.01	240,810	2020	2020	0	0	1.50	98.50		
1 SINGLE FAM - 0% - 2025 Heated Area: 1630 HX Base Yr													



NASSAU COUNTY PROPERTY		PAGE 1 of 1	4
VALUATION SUMMARY			
VALUATION BY			STANDARD
Tax Group: 4	Tax Dist:		
BUILDING MARKET VALUE			237,198
TOTAL MARKET OB/XF VALUE			5,096
TOTAL LAND VALUE - MARKET			75,000
TOTAL MARKET VALUE			317,294
SOH/AGL Deduction			0
ASSESSED VALUE			317,294
TOTAL EXEMPTION VALUE			0
BASE TAXABLE VALUE			317,294
TOTAL JUST VALUE			317,294
NCON VALUE			0
INCOME VALUE			
PREVIOUS YEAR MKT VALUE			306,630

PERMIT NUM	DESCRIPTION	AMT	ISSUED
SP240008358	15' ROUND ABV GRO	4,500	07/17/2024
20010249	CO ISSUED	0	10/26/2020
19008755	NEW CONSTR	227,022	06/12/2020

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2750/370	11/13/2024	WD Q	Q	I	01	425,000
GRANTOR: DILLON PAUL R & LYNNE						
GRANTEE: LR INVESTMENTS TRUS						
2479/0214	7/12/2021	WD Q	Q	I	01	330,000
GRANTOR: MITCHELL ALVIN Q						
GRANTEE: DILLON PAUL R & LYN						

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	0811	CONCRETE B	0	0	0	1,000.00	SF	5.20	5.20	100	2020	2020	3	98	5,096	

BLD DATE		03/13/2023	NW	LGL DATE	04/24/2024	MLU
XF DATE				LAND DATE		
INC DATE				AG DATE		

BUILDING NOTES	
83820 NETHER ST, FERNANDINA BEACH	

BUILDING DIMENSIONS	
FOP=[YR=2020] W24 BAS=[YR=2020] W15 S43 FGR=[YR=2020] S21 E21 N2 FOP=[YR=2020] E18 N6 W13 N13 W5 S19\$ N19 W21\$ E26 S13 E13 N47 W24 N9\$ S9 E24 N9\$.	

LAND DESCRIPTION														TOTAL OB/XF										
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	0		PUD	0.00	0.00	1.00	LT		1.00	1.00	1.00	75,000.00	75,000.00	75,000							