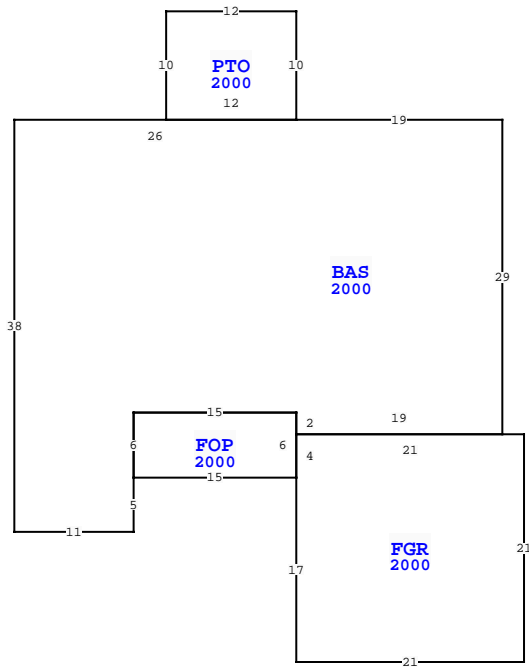


BUILDING CHARACTERISTICS		CONSTRUCTION	
ELEMENT	CD		
Exterior Wall	31	HARDIE BRD	80
Exterior Wall	16	WD FR STUC	20
Roof Structure	03	GABLE/HIP	100
Roof Cover	03	COMP SHNGL	100
Interior Wall	05	DRYWALL	100
Interior Floor	14	CARPET	80
Interior Floor	08	SHT VINYL	20
Air Condition	03	CENTRAL	100
Heating 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	03	Quality Level	03
DOR CODE	0100	SINGLE FAMILY	
MAP NUM		MKT AREA	04
NEIGHBORHOOD/LOC	4013.00		
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR
BAS	1,374	100	2000
FGR	441	55	2000
FOP	90	30	2000
PTO	120	5	2000
TOTALS	2,025		

MARKET ADJUSTMENTS											
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
0900	01	1,650	114.2400	150.80	248,820	2000	2000	0	0	11.80	88.20
1 SNGL FAM - 100% - 2022 Heated Area: 1374 HX Base Yr 2022											



NASSAU COUNTY PROPERTY			
VALUATION SUMMARY			PAGE 1 of 1
VALUATION BY			STANDARD
Tax Group: 4	Tax Dist:		
BUILDING MARKET VALUE			219,459
TOTAL MARKET OB/XF VALUE			8,617
TOTAL LAND VALUE - MARKET			85,000
TOTAL MARKET VALUE			313,076
SOH/AGL Deduction			48,079
ASSESSED VALUE			264,997
TOTAL EXEMPTION VALUE	HX HB		50,722
BASE TAXABLE VALUE			214,275
TOTAL JUST VALUE			313,076
NCON VALUE			0
INCOME VALUE			
PREVIOUS YEAR MKT VALUE			300,295

PERMIT NUM	DESCRIPTION	AMT	ISSUED
006956	NEW CONSTR	70,644	03/01/2000

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2453/0931	4/15/2021	QC	U	I	11	100
GRANTOR: LEGGIO SHIRLEY J						
GRANTEE: HODGES JAN						
1250/0605	8/03/2004	WD	Q	I	01	100
GRANTOR: LEGGIO JAN R & SHIRLE						
GRANTEE: LEGGIO SHIRLEY J						

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	2000	2000	3	83	2,905	
2	0810	CONCRETE A	0	100	70	3	SF	6.50	6.50	100	2000	2000	3	77	1,051	
3	0811	CONCRETE B	0	100	0	1,164.00	SF	5.20	5.20	100	2000	2000	3	77	4,661	
TOTALS															8,617	

BUILDING NOTES			
96438 OTTER RUN DR, FERNANDINA BEACH			

BUILDING DIMENSIONS			
BAS=[YR=2000] W19 PTO=[YR=2000] N10 W12 S10 E12 \$ W26 S38 E11 N5 FOP=[YR=2000] E15 FGR=[YR=2000] S17 E21 N21 W21 S4 \$ N6 W15 S6 \$ N6 E15 S2 E19 N29 \$ .			

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	000134	C	RES POND	100	0003	RS-1	0.00	0.00	1.00	LT		1.00	1.00	1.00	85,000.00	85,000.00	85,000							