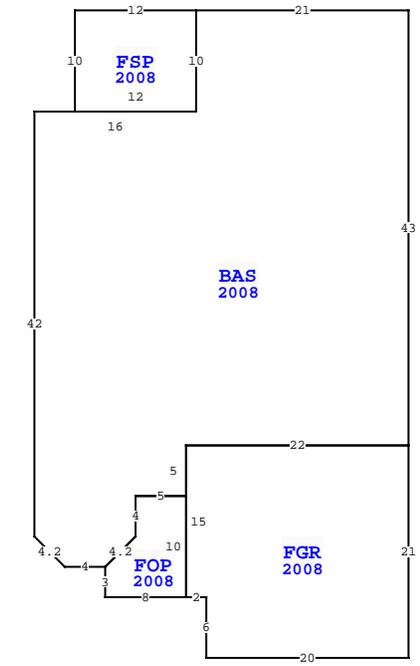


BUILDING CHARACTERISTICS		CONSTRUCTION	
ELEMENT	CD		
Exterior Wall	16	WD FR STUC	100
Roof Structur	03	GABLE/HIP	100
Roof Cover	03	COMP SHNGL	100
Interior Wall	05	DRYWALL	100
Interior Floo	08	SHT VINYL	50
Interior Floo	14	CARPET	50
Air Condition	03	CENTRAL	100
Heating Type	04	AIR DUCTED	100
Bedrooms		3	100
Bathrooms		2	100
Frame	02	WOOD FRAME	100
Stories	1.	1.	100
Units		0	100
Occupancy	00	NONE	100
Quality	05	Quality Level	05
DOR CODE	0100	SINGLE FAMILY	
MAP NUM		MKT AREA	04
NEIGHBORHOOD/LOC	4068.00		
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR
BAS	1,567	100	2008
FGR	450	55	2008
FOP	64	30	2008
FSP	120	40	2008
TOTALS	2,201		

MARKET ADJUSTMENTS												
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND	
0100	01	1,882	118.5800	118.58	223,168	2008	2008	0	0	8.00	92.00	
1 SINGLE FAM - 100% - 2009 Heated Area: 1567 HX Base Yr 2009												



NASSAU COUNTY PROPERTY		PAGE 1 of 1	4
VALUATION SUMMARY			
VALUATION BY		STANDARD	
Tax Group: 4		Tax Dist:	
BUILDING MARKET VALUE		205,315	
TOTAL MARKET OB/XF VALUE		5,641	
TOTAL LAND VALUE - MARKET		85,000	
TOTAL MARKET VALUE		295,956	
SOH/AGL Deduction		190,916	
ASSESSED VALUE		105,040	
TOTAL EXEMPTION VALUE		HX HB WX 55,722	
BASE TAXABLE VALUE		49,318	
TOTAL JUST VALUE		295,956	
NCON VALUE		0	
INCOME VALUE			
PREVIOUS YEAR MKT VALUE		276,852	

PERMIT NUM	DESCRIPTION	AMT	ISSUED
M13667	3 TON AC UNIT	0	03/01/2008
C21104	CO ISSUED	0	02/01/2008
R11044	REPAIR/RRF	1,500	02/01/2008
P13067	OTHER	0	02/01/2008
B21104	NEW CONSTR	193,240	02/01/2008

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2679/1895	11/16/2023	LE U	I	I	11	100
GRANTOR: COFFMAN HELEN O						
GRANTEE: CHESHIRE SHAYNE EDW						
1578/1776	7/29/2008	WD Q	I			195,000
GRANTOR: RICHMOND AMERICAN HOM						
GRANTEE: COFFMAN JAMES C & H						

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	100	0	670.00	SF	5.20	5.20	100	2008	2008	3	88	3,066	
2	0476	VF 6 SBPL	0	100	0	90.00	LF	32.00	32.00	100	2009	2009	3	74	2,131	
3	0479	VF PICKET	0	100	0	60.00	LF	10.00	10.00	100	2009	2009	3	74	444	
TOTALS													5,641			

BUILDING NOTES			
95097 VENTURES CT, FERNANDINA BEACH			

BUILDING DIMENSIONS			
BAS=[YR=2008] W21 FSP=[YR=2008] W12 S10 E12 N10 \$ S10 W16 S42 D3 R3 E4 FOP=[YR=2008] S3 E8 FGR=[YR=2008] E2 S6 E20 N21 W22 S15 \$ N10 W5 S4 D3 L3 \$ U3 R3 N4 E5 N5 E22 N43 \$.			

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	100		PUD	0.00	0.00	1.00	LT		1.00	1.00	1.00	85,000.00	85,000.00	85,000								