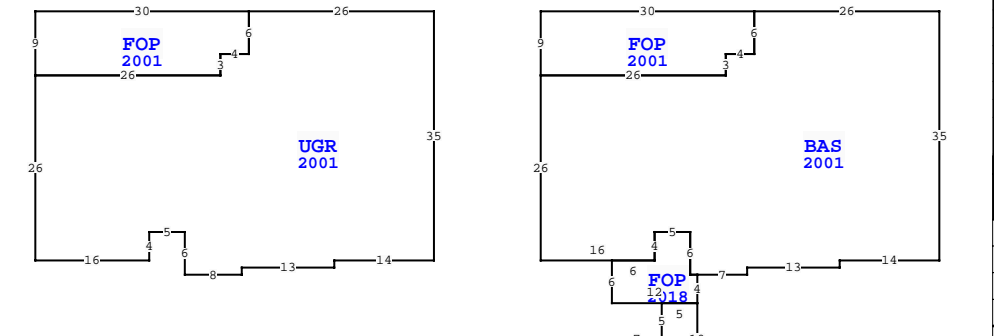


BUILDING CHARACTERISTICS	
ELEMENT	CD CONSTRUCTION
Exterior Wall	23 REINF CONC 100
Roof Structur	08 IRREGULAR 100
Roof Cover	13 STAND SEAM 100
Interior Wall	05 DRYWALL 100
Interior Floo	14 CARPET 80
Interior Floo	12 HARDWOOD 20
Air Condition	03 CENTRAL 100
Heating Type	04 AIR DUCTED 100
Bedrooms	3 100
Bathrooms	2 100
Frame	03 MASONRY 100
Stories	2. 2. 100
Units	0 100
BUD8 Adjustme	04 DIST 01 100
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	2,670	122.8800	162.20	433,074	2001	2001	0	0	11.50	88.50	



Quality	03 Quality Level 03				
DOR CODE	0100 SINGLE FAMILY				
MAP NUM	MKT AREA 04				
NEIGHBORHOOD/LOC	4003.00				
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,711	100	2001	1,711	245,609
FOP	258	30	2001	77	11,053
FOP	258	30	2001	77	11,053
FOP	90	30	2018	27	3,875
STR	85	10	2018	8	1,149
UGR	1,711	45	2001	770	110,531
TOTALS	4,113			2,670	383,270

940036 OLD NASSAUVILLE RD, FERNANDINA BEACH

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	0525	GAZEBO	0	100	0	1.00	UT	3,500.00	3,500.00	100	1989	1989	3	20	700	
2	0300	BOAT DCK W	0	100	45	180.00	SF	20.00	20.00	100	1994	1994	3	20	720	
3	0811	CONCRETE B	0	100	0	1,100.00	SF	5.20	5.20	100	2003	2003	3	82	4,690	
4	0500	FP-PRE FAB	0	100	0	1.00	UT	3,500.00	3,500.00	100	2001	2001	3	84	2,940	

BLD DATE		LGL DATE	05/09/2025	MLU
XF DATE		LAND DATE		
INC DATE		AG DATE		

NASSAU COUNTY PROPERTY		PAGE 1 of 1	4
VALUATION SUMMARY			
VALUATION BY	STANDARD		
Tax Group: 4	Tax Dist:		
BUILDING MARKET VALUE			383,270
TOTAL MARKET OB/XF VALUE			9,050
TOTAL LAND VALUE - MARKET			558,000
TOTAL MARKET VALUE			950,320
SOH/AGL Deduction			646,060
ASSESSED VALUE			304,260
TOTAL EXEMPTION VALUE	HX HB VX		55,722
BASE TAXABLE VALUE			248,538
TOTAL JUST VALUE			950,320
NCON VALUE			0
INCOME VALUE			
PREVIOUS YEAR MKT VALUE			746,143

PERMIT NUM	DESCRIPTION	AMT	ISSUED
M015087	H/AC	3,300	06/01/2001
B017853	NEW CONSTR	183,734	01/01/2001
6843	REPAIR/RRF	600	11/14/1990

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
9999/9999	3/08/2000	CN	U	I	07	100
GRANTOR: BINKLEY CHARLES						
GRANTEE: BARNES JOHN PETER						
9999/9999	8/06/1999	CN	Q	I		95,000
GRANTOR: BINKLEY CHARLES E						
GRANTEE: BARNES JOHN PETER						

BUILDING NOTES

BUILDING DIMENSIONS
UGR=[YR=2001] W26 POP=[YR=2001] W30 S9 E26 N3 E4 N6 \$ S6 W4 S3 W26 S26 E16 N4 E5 S6 E8 N1 E13 N1 E14 N35 \$ PTR= E15 POP=[YR=2001] E30 BAS=[YR=2001] E26 S35 W14 S1 W13 S1 W7 POP=[YR=2018] S4 STR2018 =S10 W12 N5 E7 N5 E5\$ W12 N6 E6 N4 E5 S6 E1\$ W1 N6 W5 S4 W16 N26 E26N3 E4 N6 \$ S6 W4 S3 W26 N9 \$ W15 \$.

LAND DESCRIPTION																								
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPTH FACT	% COND	TOT ADJ	UNIT PRICE	ADJ UNIT PRICE	LAND VALUE	OTHER ADJUSTMENTS AND NOTES	YEAR	DENSITY	DECL	FRZ	YR	CONSRV
1	000131	C	RES CREEK	100		RM	100.00	300.00	155.00	FF		1.00	1.00	0.90	4,000.00	3,600.00	558,000							