



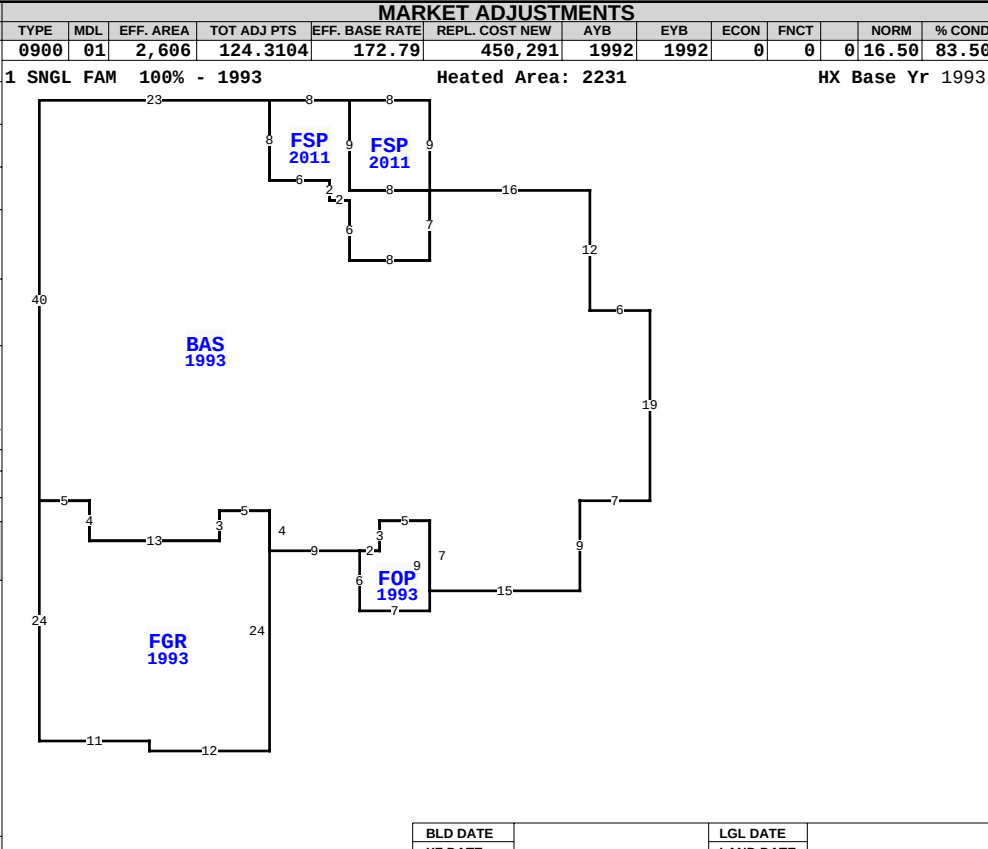
BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	16	WD FR STUC 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 80
Interior Floo	11	CLAY TILE 20
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		3 100
Frame	02	WOOD FRAME 100
Stories		1. 100
Units		0 100
Occupancy	00	NONE 100

Quality	06	Quality Level 06
DOR CODE	0100	SINGLE FAMILY
MAP NUM		MKT AREA 02

NEIGHBORHOOD/LOC 2031.00					
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	2,231	100	1993	2,231	321,887
FGR	507	55	1993	279	40,254
FOP	57	30	1993	17	2,452
FSP	72	40	2011	29	4,184
FSP	124	40	2011	50	7,214
TOTALS	2,991			2,606	375,993

EXTRA FEATURES									
L N	OB/XF CODE	DESCRIPTION	BLD CAP	L W	UNITS	UT	Adj R	ADJ UNIT PRICE	NOTES
1	0500	FP-PRE FAB	0 100	0 0	1.00	UT	3,500.00	3,500.00	

LAND DESCRIPTION									
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS
1	000100	C	RES	100		RSF-2	0.00	0.00	1.00



2163 BRITTANY CT, FERNANDINA BEACH									
BLD DATE					LGL DATE				
XF DATE					LAND DATE				
INC DATE					AG DATE				

NASSAU COUNTY PROPERTY			
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VALUATION SUMMARY			
VALUATION BY		STANDARD	
Tax Group: 8		Tax Dist:	
BUILDING MARKET VALUE		375,993	
TOTAL MARKET OB/XF VALUE		2,380	
TOTAL LAND VALUE - MARKET		275,000	
TOTAL MARKET VALUE		653,373	
SOH/AGL Deduction		408,316	
ASSESSED VALUE		245,057	
TOTAL EXEMPTION VALUE		51,411	
BASE TAXABLE VALUE		193,646	
TOTAL JUST VALUE		653,373	
NCON VALUE		0	
INCOME VALUE			
PREVIOUS YEAR MKT VALUE		640,563	

PERMIT NUM	DESCRIPTION	AMT	ISSUED
4641	NEW CONSTR	3,600	02/24/1992

SALES DATA					
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD
2820/1172	10/02/2025	LE U	I	I	11
GRANTOR: BAKER HENRY A III & E					
GRANTEE: GUILMET LISA BAKER					
0664/1874	8/12/1992	WD Q	I		155,000
GRANTOR: ALMAND AMOS JR & D J					
GRANTEE: BAKER HENRY III & E					

BUILDING NOTES									
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BUILDING DIMENSIONS									
BAS=[YR=1993] W6 N12 W16 FSP=[YR=2011] N9 W8 FSP=[YR=2011] W8 S8 E6 S2 E2 S6 E8 N7 W8 N9 \$ S9 E8 \$ S7 W8 N6 W2 N2 W6 N8 W23 S40 FGR=[YR=1993] S24 E11 S1 E12 N24 W5 S3 W13 N4 W5 \$ E5 S4 E13 N3 E5 S4 E9 FOP=[YR=1993] S6 E7 N9 W5 S3 W2 \$ E2 N3 E5 S7 E15 N9 E7 N19 \$.									

LAND DESCRIPTION									
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS
1	000100	C	RES	100		RSF-2	0.00	0.00	1.00