



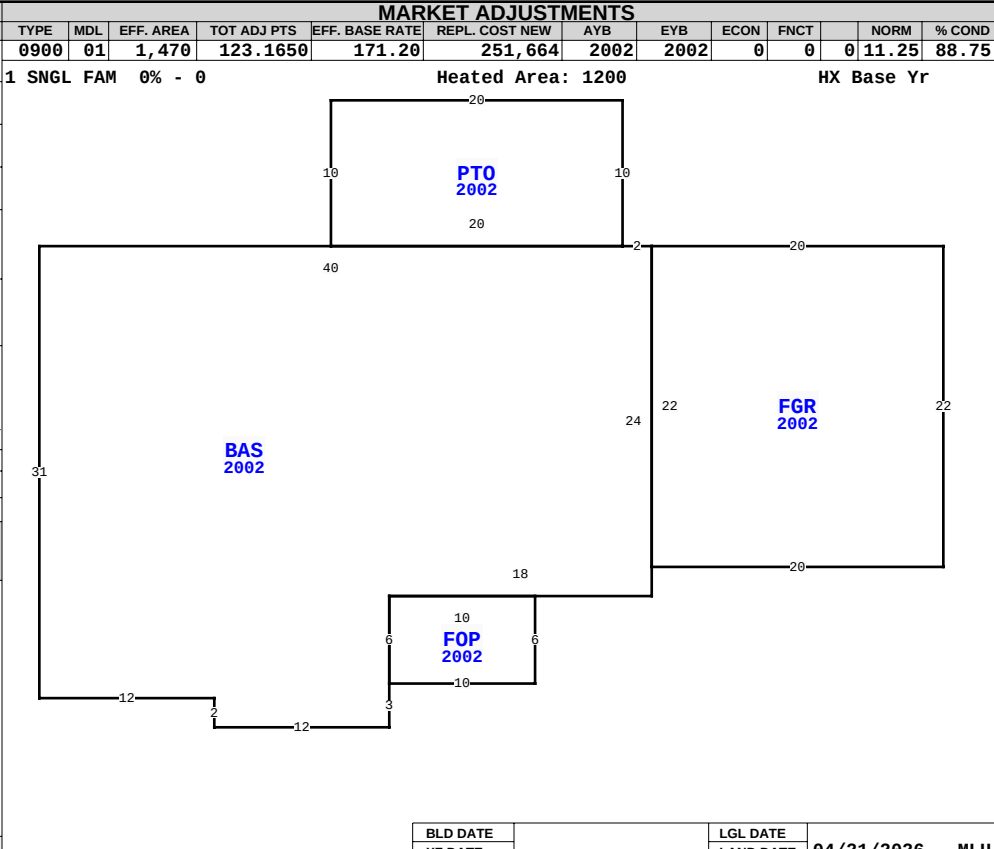
BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	05	AVERAGE 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	12	MODULAR MT 100
Interior Wall	05	DRYWALL 100
Interior Floo	12	HARDWOOD 60
Interior Floo	14	CARPET 40
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms	3	100
Bathrooms	2	100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units	0	0 100
Occupancy	00	NONE 100

Quality	04	Quality Level 04
DOR CODE	0100	SINGLE FAMILY
MAP NUM		MKT AREA 02
NEIGHBORHOOD/LOC	2021.00	

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,200	100	2002	1,200	182,328
FGR	440	55	2002	242	36,769
FOP	60	30	2002	18	2,735
PTO	200	5	2002	10	1,519
TOTALS	1,900			1,470	223,352

EXTRA FEATURES									
L N	OB/XF CODE	DESCRIPTION	BLD CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE
1	0500	FP-PRE FAB	0	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	0		RSF-2	0.00	0.00	0.70



639 GAINES LN, FERNANDINA BEACH

BLD DATE	XF DATE	INC DATE	LGL DATE	LAND DATE	AG DATE

OB/XF MKT VALUE	NOTES
2,940	

TOTAL OB/XF									
2,940									

NASSAU COUNTY PROPERTY			
PAGE 1 of 1			
VALUATION SUMMARY			
VALUATION BY	STANDARD		
Tax Group: 8	Tax Dist:		
BUILDING MARKET VALUE	223,352		
TOTAL MARKET OB/XF VALUE	2,940		
TOTAL LAND VALUE - MARKET	280,000		
TOTAL MARKET VALUE	506,292		
SOH/AGL Deduction	56,906		
ASSESSED VALUE	449,386		
TOTAL EXEMPTION VALUE	0		
BASE TAXABLE VALUE	449,386		
TOTAL JUST VALUE	506,292		
NCON VALUE	0		
INCOME VALUE			
PREVIOUS YEAR MKT VALUE	483,456		

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B0109080	NEW CONSTR	93,654	12/01/2001

SALES DATA							
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE	
2686/990	12/20/2016	QC	U	I	11	100	
GRANTOR: MCCARTHY SORCHA A							
GRANTEE: FRENCH CHRISTOPHER							
2089/1571	12/20/2016	QC	U	I	11	100	
GRANTOR: PELLETIER SORCHA A							
GRANTEE: FRENCH CHRISTOPHER							

BUILDING NOTES									
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BUILDING DIMENSIONS									
FGR=[YR=2002] W20 BAS=[YR=2002] W2 PTO=[YR=2002] N10 W20 S10 E20 \$ W40 S31 E12 S2 E12 N3 FOP=[YR=2002] E10 N6 W10 S6 \$ N6 E18 N24 \$ S22 E20 N22 \$.									