



BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	16	WD FR STUC 100
Roof Structure	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floor	14	CARPET 70
Interior Floor	11	CLAY TILE 30
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		4 100
Bathrooms		2 100
Frame	02	WOOD FRAME 100
Stories	0	0 100
Units	0	0 100
Occupancy	00	NONE 100

Quality	02	Quality Level 02
DOR CODE	0100	SINGLE FAMILY
MAP NUM		MKT AREA 01
NEIGHBORHOOD/LOC	1079.00	

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	2,229	100	2008	2,229	376,662
FGR	457	55	2008	251	42,415
FOP	116	30	2008	35	5,915
FSP	255	40	2008	102	17,236
USP	24	30	2015	7	1,183
TOTALS	3,081			2,624	443,409

EXTRA FEATURES									
L N	OB/XF CODE	DESCRIPTION	BLD CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE
1	0504	FP-ELECTRI	0	100	0	0	1.00	UT	2,000.00

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
0500	01	2,624	101.1408	184.68	484,600	2008	2008	0	0	8.50	91.50
1 SFR CUST 100% - 2020 Heated Area: 2229 HX Base Yr 2020											
531 SANTA MARIA DR, FERNANDINA BEACH											
BLD DATE 03/24/2008 DJ LGL DATE 05/06/2026 MLU											
XF DATE INC DATE											

NASSAU COUNTY PROPERTY				PAGE 1 of 1	2
VALUATION SUMMARY					
VALUATION BY			STANDARD		
Tax Group: 2			Tax Dist:		
BUILDING MARKET VALUE			443,409		
TOTAL MARKET OB/XF VALUE			1,800		
TOTAL LAND VALUE - MARKET			155,000		
TOTAL MARKET VALUE			600,209		
SOH/AGL Deduction			203,727		
ASSESSED VALUE			396,482		
TOTAL EXEMPTION VALUE			51,411		
BASE TAXABLE VALUE			345,071		
TOTAL JUST VALUE			600,209		
NCON VALUE			0		
INCOME VALUE					
PREVIOUS YEAR MKT VALUE			607,297		

PERMIT NUM	DESCRIPTION	AMT	ISSUED
20102070	XFOB	620	12/03/2010
20080055	CO ISSUED	0	07/16/2008
20080403	H/AC	5,830	03/18/2008
20080209	OTHER	6,230	02/13/2008
20080123	ELEC OTHER	2,000	01/29/2008
20080055	NEW CONSTR	250,000	01/15/2008

SALES DATA					
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD
2294/1106	7/28/2019	WD	Q	I	01
GRANTOR: AVERETT JOAN H					
GRANTEE: GARDNER JEFFREY B &					
1713/0621	11/12/2010	WD	U	I	11
GRANTOR: COVERT WILLIAM B & SA					
GRANTEE: AVERETT EDWARD T JR					

BUILDING NOTES									
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BUILDING DIMENSIONS									
BAS=[YR=2008] W30 S4 FSP=[YR=2008] W25 USP=[YR=2015] W3 S8 E3 N8\$ S8 E7 D5 R5 E8 N3 U2 R2 E3 N8\$ S8 W3 D2 L2 S3 W8 U5 L5 W10 S37 E4 S1 E6 N1 E2 FOP=[YR=2008] S5 E13 N8 W3 N3 W7 S6 W3\$ E3 N6 E7 S3 E15 FGR=[YR=2008] S18 E21 N22 W16 S1 W5 S3\$ N3 E5 N1 E16 N42\$.									

LAND DESCRIPTION										TOTAL OB/XF 1,800									
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
1	000100	C	RES	100	0003	R-1	0.00	0.00	1.00	LT		1.00	1.00	1.00	155,000.00	155,000.00	155,000		