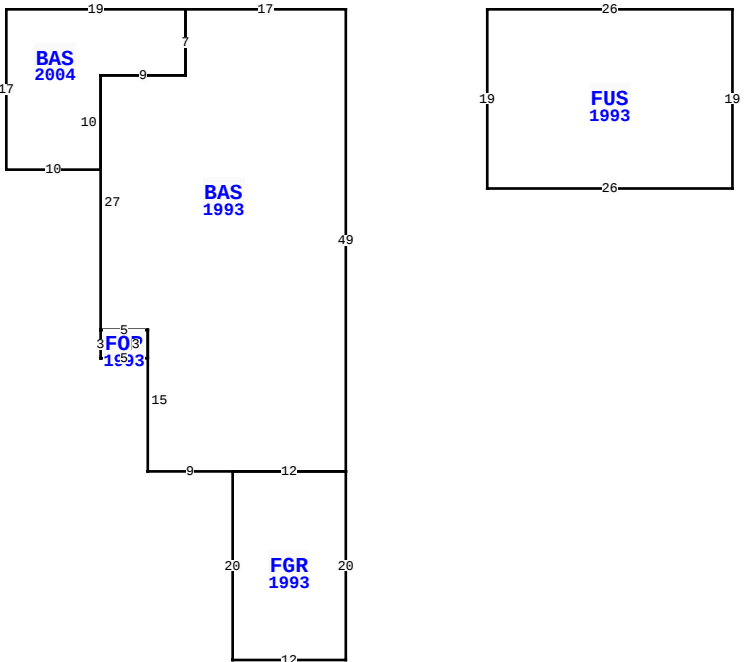


GALLANT RYAN & LETITIA
1509 CIRCLE DR
ANNAPOLIS, MD 21409

2026



BUILDING CHARACTERISTICS										MARKET ADJUSTMENTS										NASSAU COUNTY PROPERTY																	
ELEMENT		CD	CONSTRUCTION		TYPE		MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND	VALUATION SUMMARY																			
Exterior Wall		10	ABOVE AVG 100		0500	01	1,999	127.2383	211.22	422,229	1981	1995	0	0	0	14.50	85.50	VALUATION BY																			
Roof Structur		03	GABLE/HIP 100		1 SFR CUST 0% - 2026													Heated Area: 1863 HX Base Yr																			
Roof Cover		12	MODULAR MT 100															Tax Group: 2										Tax Dist:									
Interior Wall		05	DRYWALL 100															BUILDING MARKET VALUE										361,006									
Interior Floo		14	CARPET 70															TOTAL MARKET OB/XF VALUE										2,001									
Interior Floo		11	CLAY TILE 30															TOTAL LAND VALUE - MARKET										300,000									
Air Condition		03	CENTRAL 100															TOTAL MARKET VALUE										663,007									
Heating Type		04	AIR DUCTED 100															SOH/AGL Deduction										0									
Bedrooms			3 100															ASSESSED VALUE										663,007									
Bathrooms			2 100															TOTAL EXEMPTION VALUE										0									
Frame		02	WOOD FRAME 100															BASE TAXABLE VALUE										663,007									
Stories		1.5	1.5 100															TOTAL JUST VALUE										663,007									
Units			0 100		NCON VALUE										0																						
BUD8 Adjustme		02	DIST FB 100		INCOME VALUE																																
					PREVIOUS YEAR MKT VALUE										581,330																						
Quality		06	Quality Level 06																																		
DOR CODE		0100	SINGLE FAMILY																																		
MAP NUM			MKT AREA		01																																
NEIGHBORHOOD/LOC		1025.00																																			
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE																																
BAS	1,136	100	1993	1,136	205,154																																
BAS	233	100	2004	233	42,078																																
FGR	240	55	1993	132	23,838																																
FOP	15	30	1993	4	722																																
FUS	494	100	1993	494	89,213																																
TOTALS		2,118			1,999	361,006																															
EXTRA FEATURES					523 TARPON AV, FERNANDINA BEACH																																
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																					
2	1126	CB/STC 8"	0	0	10	3		30.00	SF 8.00	8.00	100	1981	1981	3	30	72																					
3	0500	FP-PRE FAB	0	0	0	0		1.00	UT 3,500.00	3,500.00	100	1981	1981	3	44	1,540																					
5	1126	CB/STC 8"	0	0	27	5		135.00	SF 8.00	8.00	100	1981	1981	3	30	324																					
6	0350	CARPORT WD	0	0	5	5		25.00	SF 13.00	13.00	100	1993	1993	3	20	65																					
LAND DESCRIPTION					TOTAL OB/XF 2,001																																
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	000100	C	RES	0	00006	R-3	43.00	100.00	1.00	UT		1.00	1.00	1.00	300,000.00	300,000.00	300,000																				
															</																						