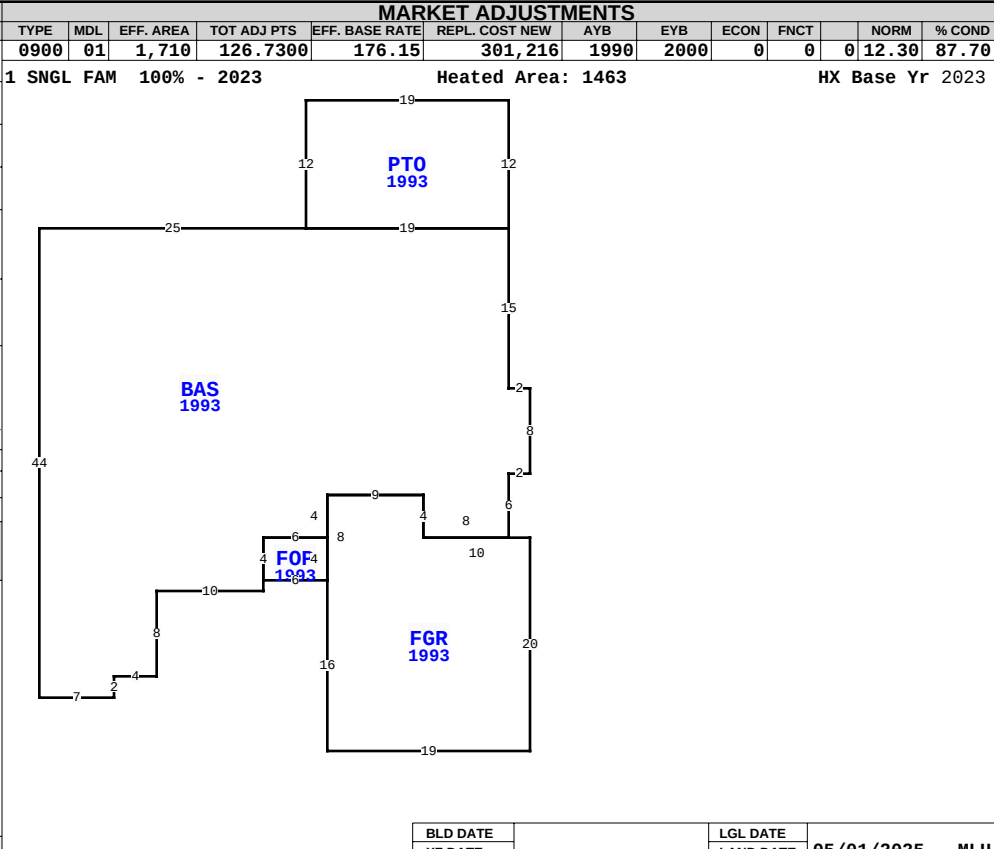




BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	05	AVERAGE 80
Exterior Wall	12	CEDAR 20
Roof Structure	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floor	14	CARPET 80
Interior Floor	12	HARDWOOD 20
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100
Occupancy	00	NONE 100

Quality	06	Quality Level 06
DOR CODE	0100	SINGLE FAMILY
MAP NUM		MKT AREA 01
NEIGHBORHOOD/LOC	1046.00	

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,463	100	1993	1,463	226,009
FGR	416	55	1993	229	35,376
FOP	24	30	1993	7	1,081
PTO	228	5	1993	11	1,700
TOTALS	2,131			1,710	264,166



2258 INVERNESS RD, 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
1	0500	FP-PRE FAB	0 100	0 0	1.00	UT	3,500.00	3,500.00	100	1990	1990	3	64	2,240	

LAND DESCRIPTION										TOTAL OB/XF								2,240	
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPHT FACT	% COND	TOT ADJ	UNIT PRICE	ADJ UNIT PRICE	LA VAL		
1	000134	C	RES POND	100		R-1	0.00	0.00	1.00	LT		1.00	1.00	1.10	180,000.00	198,000.00	1		
REVIEW DATE: 04/01/2022 BY: JF Total: 0.00 Total Lnd: 1.00 Total Ob: 1.00 Total Adj: 1.10 Total Price: 180,000.00 Total Adj Price: 198,000.00																			

NASSAU COUNTY PROPERTY		PAGE 1 of 1	2
VALUATION SUMMARY			
VALUATION BY			STANDARD
Tax Group: 2		Tax Dist:	
BUILDING MARKET VALUE			264,166
TOTAL MARKET OB/XF VALUE			2,240
TOTAL LAND VALUE - MARKET			198,000
TOTAL MARKET VALUE			464,406
SOH/AGL Deduction			61,608
ASSESSED VALUE			402,798
TOTAL EXEMPTION VALUE		HX HB	51,411
BASE TAXABLE VALUE			351,387
TOTAL JUST VALUE			464,406
NCON VALUE			0
INCOME VALUE			
PREVIOUS YEAR MKT VALUE			457,199

PERMIT NUM	DESCRIPTION	AMT	ISSUED
20142130	REMODEL	30,000	10/01/2014
5694	NEW CONSTR	65,975	11/16/1989

SALES DATA									
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE			
2602/0497	11/14/2022	WD	Q	I	01	500,000			
GRANTOR: KELLY RONNIE & TAYLOR									
GRANTEE: CROTTY COLIN DAVID									
2255/1959	2/15/2019	WD	Q	I	02	345,000			
GRANTOR: REDMAN BENJAMIN J & E									
GRANTEE: KELLY RONNIE & TAYL									

BUILDING NOTES									
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BUILDING DIMENSIONS									
PTO=[YR=1993] W19 S12 BAS=[YR=1993] W25 S44 E7 N2 E4 N8 E10 N1 FOP=[YR=1993] E6 FGR=[YR=1993] S16 E19 N20 W10 N4 W9 S8 \$ N4 W6 S4 \$ N4 E6 N4 E9 S4 E8 N6 E2 N8 W2 N15 W19 \$ E19 N12 \$									