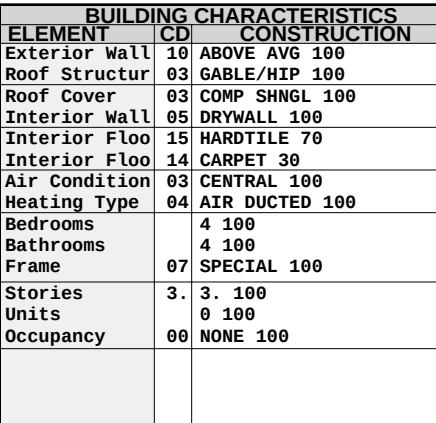


POZZI FAMILY TRUST/POZZI STEVEN MARK TRUSTEE
512 S FLETCHER AVE
FERNANDINA BEACH, FL 32034

00-00-31-1520-0009-0022



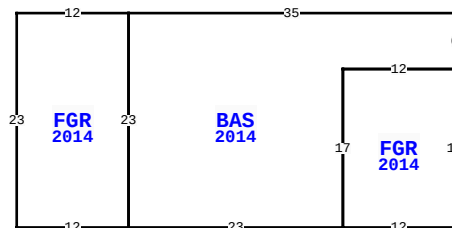
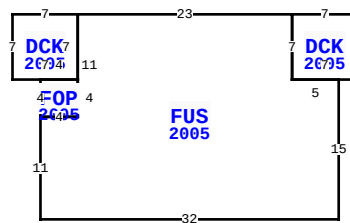
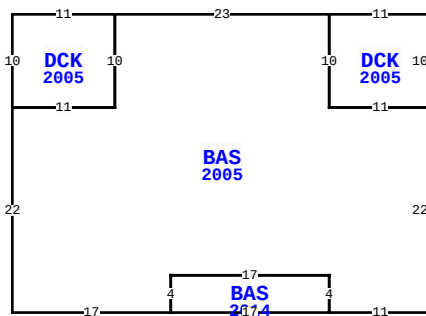
MAP NUM		MKT AREA	01
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AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
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MARKET ADJUSTMENTS											
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
0500	01	2,747	121.0608	200.96	552,037	2005	2005	0	0	0	9.50 90.50

Heated Area: 2446

HX Base Yr 2016



**** This building has 11 Sub-Areas**

BLD DATE
XF DATE
INC DATE

LGL DATE
LAND DATE
AG DATE

04/27/2026 MLU

[illegible][illegible]

NASSAU COUNTY PROPERTY					PAGE 1 of 1	
VALUATION SUMMARY						
VALUATION BY			STANDARD			
Tax Group: 2			Tax Dist:			
BUILDING MARKET VALUE			499,593			
TOTAL MARKET OB/XF VALUE			4,493			
TOTAL LAND VALUE - MARKET			1,575,000			
TOTAL MARKET VALUE			2,079,086			
SOH/AGL Deduction			1,174,365			
ASSESSED VALUE			984,721			
TOTAL EXEMPTION VALUE			HX HB		51,411	
BASE TAXABLE VALUE			853,310			
TOTAL JUST VALUE			2,079,086			
NCON VALUE			0			
INCOME VALUE						
PREVIOUS YEAR MKT VALUE			1,913,675			
PERMIT NUM		DESCRIPTION		AMT		ISSUED
20131849		ENCLOSEFGR		750,000		08/06/2013
20100855		H/AC		4,900		05/25/2010
20071932		BULKHD & STG		5,000		10/12/2007
20051074		H/AC		6,000		01/19/2005
20041783		NEW CONSTR		240,000		10/04/2004
SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2540/0094	2/17/2022	WD	U	I	11	100
GRANTOR: POZZI STEVEN M & CARO						
GRANTEE: POZZI FAMILY TRUST						
0779/1637	12/17/1996	WD	Q	V		129,500
GRANTOR: DEVANNY E H III & ELI						
GRANTEE: POZZI STEVEN M & CA						
BUILDING NOTES						
BUILDING DIMENSIONS						
DCK=[YR=2005] W11 BAS=[YR=2005] W23 DCK=[YR=2005] W11 S10 E11 N10 \$ S10 W11 S22 E17 BAS=[YR=2014] E17 N4 W17 S4 \$ N4 E17 S4 E11 N22 W11 N10 \$ S10 E11 N10 \$ PTR= E15 DCK=[YR=2005] E7 FUS=[YR=2005] E23 DCK=[YR=2005] E7 S7 W7 N7 \$ S7 E5 S15 W32 N11 FOP=[YR=2005] N4 E4 S4 W4 \$ E4 N11 \$ S7 W7 N7 \$W15 \$ PTR= S40 FGR=[YR=2014] E12 BAS=[YR=2014] E35 S6 FGR=[YR=2014] S17 W12 N17 E12 \$ W12 S17 W23 N23\$ S23 W12 N23 \$ N40 \$.						