



BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	10	ABOVE AVG 100
Roof Structur	08	IRREGULAR 100
Roof Cover	12	MODULAR MT 100
Interior Wall	05	DRYWALL 100
Interior Floo	12	HARDWOOD 100
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2.5 100
Frame	02	WOOD FRAME 100
Stories	3.5	3.5 100
Units		0 100
Occupancy	00	NONE 100

Quality	06	Quality Level 06
DOR CODE	0100	SINGLE FAMILY
MAP NUM		MKT AREA
		01

Quality	06	Quality Level 06		
DOR CODE	0100	SINGLE FAMILY		
MAP NUM		MKT AREA	01	
NEIGHBORHOOD/LOC	1003.00			

TOTALS	3,516			2,648	495,385
EXTRA FEATURES					
L N	OB/XF CODE	DESCRIPTION	BLD	CAP	L W
1	0504	FP-ELECTRI	0	0	0 0
2	0350	CARPORT WD	0	0	19 10
3	1242	WD DECK A	0	0	5 4
4	1242	WD DECK A	0	0	4 3
5	1242	WD DECK A	0	0	5 3

LAND DESCRIPTION					
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D
1	000100	C	RES	0	0010

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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	2,648	128.0640	212.59	562,938	1900	2000	0	0	0 12.00	88.00
1 SFR CUST 0% - 0 Heated Area: 2276 HX Base Yr											
902 LADIES ST, FERNANDINA BEACH											

TOTAL OB/XF 1,220											
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NASSAU COUNTY PROPERTY			
VALUATION SUMMARY			PAGE 1 of 1
VALUATION BY			STANDARD
Tax Group: 2			Tax Dist:
BUILDING MARKET VALUE			495,385
TOTAL MARKET OB/XF VALUE			1,220
TOTAL LAND VALUE - MARKET			230,000
TOTAL MARKET VALUE			726,605
SOH/AGL Deduction			110,296
ASSESSED VALUE			616,309
TOTAL EXEMPTION VALUE			0
BASE TAXABLE VALUE			616,309
TOTAL JUST VALUE			726,605
NCON VALUE			0
INCOME VALUE			
PREVIOUS YEAR MKT VALUE			762,072

PERMIT NUM	DESCRIPTION	AMT	ISSUED
20101863	H/AC	300	10/28/2010
20011722	REMODEL	9,000	07/26/2001
20011692	H/AC	9,000	07/24/2001
20011693	REMODEL	10,000	07/24/2001

SALES DATA							
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE	
1870/1440	7/22/2013	QC U	I	11		100	
GRANTOR: ARMANINO RODNEY V &							
GRANTEE: SANFORD JULIA S							
1100/1849	12/16/2002	WD Q	I	01		100	
GRANTOR: JULIA STARR SANFORD D							
GRANTEE: SANFORD JULIA & ROD							

BUILDING NOTES							
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BUILDING DIMENSIONS							
UOP=[YR=1993] W8 AOF=[YR=2003] W14 UOP=[YR=1993] W6 S20 BAS=[YR=1993] S6 E5 S29 USP=[YR=2004] S8 E31 N37 W8 S29 W23 \$ E23 N35 W28 \$ E6 N20 \$ S20 E14 N20 \$ S20 E8 N20 \$ PTR= E15 FUS=[YR=1993] E23 USP=[YR=2004] E8 S37 W31 N8 E23 N29 \$ S29 W23 N29 \$W15 \$ PTR= N10 FUS=[YR=1993] N6 E4 N5 W4 N8 E4 N5 W4 N5 W14 S5 W5S5 E6 S8 W6 S5 E4 S6 E15 \$ S10\$.							