



BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	10	ABOVE AVG 100
Roof Structure	08	IRREGULAR 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	08	DECORATIVE 80
Interior Wall	03	PLASTER 20
Interior Floor	12	HARDWOOD 100
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		6 100
Bathrooms		4 100
Frame	02	WOOD FRAME 100
Stories		2. 100
Units		0 100
BUD8 Adjustme	02	DIST FB 100
Occupancy	00	NONE 100

Quality	06	Quality Level 06
DOR CODE	0800	MULTI-FAMILY
MAP NUM		MKT AREA 01
NEIGHBORHOOD/LOC	1005.00	

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
APT	540	100	1993	540	103,332
HXB	1,056	100	1993	1,056	202,072
HXB	1,614	100	1993	1,614	308,848
HXP	24	30	1993	7	1,339
HXP	72	30	1993	22	4,210
HXP	472	30	1993	142	27,173
HXS	136	40	1993	54	10,333
UOP	160	20	1993	32	6,123

TOTALS	4,074			3,467	663,431
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EXTRA FEATURES									
L N	OB/XF CODE	DESCRIPTION	BLD	CAP	L	W	UNITS	UT	Adj R
1	0504	FP-ELECTRI	0	100	0	0	1.00	UT	2,000.00
2	0819	CONC 12"	0	100	5	7	35.00	SF	9.50
3	1242	WD DECK A	0	100	4	7	28.00	SF	10.00
4	1241	WD DECK G	0	0	4	19	76.00	UT	11.50
5	0940	SHEDS/PORT	0	100	6	8	48.00	SF	30.00
13	0350	CARPORT WD	0	100	4	6	24.00	SF	13.00
14	0681	POLE SHED	0	100	8	16	128.00	SF	15.00
15	1241	WD DECK G	0	0	3	17	51.00	UT	11.50

LAND DESCRIPTION									
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS
1	000800	C	MULTI-FAMILY	100	0003	R-2	100.00	100.00	100.00

MARKET ADJUSTMENTS													
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND	
2700	11	3,467	156.4423	217.45	753,899	1900	2000	0	0	0	12.00	88.00	
1 DUPLEX 83.5% - 2021 Heated Area: 3210 HX Base Yr 2021													
BLD DATE XF DATE INC DATE													
LGL DATE LAND DATE AG DATE													
05/22/2025 MLU													

TOTAL OB/XF													
1,549													

NASSAU COUNTY PROPERTY			
VALUATION SUMMARY		PAGE 1 of 2	
VALUATION BY		STANDARD	
Tax Group: 2		Tax Dist:	
BUILDING MARKET VALUE		743,465	
TOTAL MARKET OB/XF VALUE		1,549	
TOTAL LAND VALUE - MARKET		475,000	
TOTAL MARKET VALUE		1,220,014	
SOH/AGL Deduction		444,400	
ASSESSED VALUE		775,614	
TOTAL EXEMPTION VALUE		HX HB 51,411	
BASE TAXABLE VALUE		724,203	
TOTAL JUST VALUE		1,220,014	
NCON VALUE		0	
INCOME VALUE			
PREVIOUS YEAR MKT VALUE		1,150,230	

PERMIT NUM	DESCRIPTION	AMT	ISSUED
2025-0965	KITCHEN RENOVATIO	20,000	04/14/2025
20111335	H/AC	1,200	08/10/2011
20110710	H/AC	3,500	05/10/2011
20070833	REROOF W/30YR SHN	9,900	05/15/2007
20061638	REPAIR EXT. PAINT	500	07/11/2006
10054	ADDITION	300	09/23/1996

SALES DATA							
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE	
2689/1328	12/08/2023	SW	U	I	11	100	
GRANTOR: JACOBY DAVID S & CYNT							
GRANTEE: JACOBY TRUST							
2408/1568	9/29/2020	QC	U	I	11	242,200	
GRANTOR: GAY OLIN R JR & JAN J							
GRANTEE: JACOBY DAVID S & CY							

BUILDING NOTES									
BUILDING DIMENSIONS									
HXB=[YR=1993] W1 N6 HXP=[YR=1993] N4 W4 N4 W7 S8 E11 \$ W11 N2 W12 S6 HXS=[YR=1993] W17 HXP=[YR=1993] W8 S3 E8 N3 \$ S8 E17 N8 \$ S8 W17 N5 W8 S25 E1 HXP=[YR=1993] S8 E16 S12 E31 N8 W23 N12 W24 \$ E24 S12 E24 N38 \$ PTR= E15 UOP=[YR=1993] E25 HXB=[YR=1993] N4 E24 S44 W24 N12 APT=[YR=1993] N20 W17 N5 W8 S25 E25 \$ N28 \$ S8 W17 N5 W8 N3 \$ W15 \$.									

JACOBY TRUST/JACOBY DAVID SCOTT TRUSTEE
28 N 4TH ST
FERNANDINA BEACH, FL 32034

00-00-31-1800-0023-0060

[illegible]