



BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	17	CB STUCCO 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	12	MODULAR MT 60
Roof Cover	03	COMP SHNGL 40
Interior Wall	03	PLASTER 100
Interior Floo	14	CARPET 70
Interior Floo	11	CLAY TILE 30
Air Condition	02	WINDOW 100
Heating Type	03	FORCED AIR 100
Bedrooms	2	100
Bathrooms	2	100
Frame	03	MASONRY 100
Stories	1.	1. 100
Units	0	100
BUD8 Adjustme	02	DIST FB 100
Occupancy	00	NONE 100

Quality	03	Quality Level 03
DOR CODE	0100	SINGLE FAMILY

MAP NUM		MKT AREA	01
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NEIGHBORHOOD/LOC	1053.00
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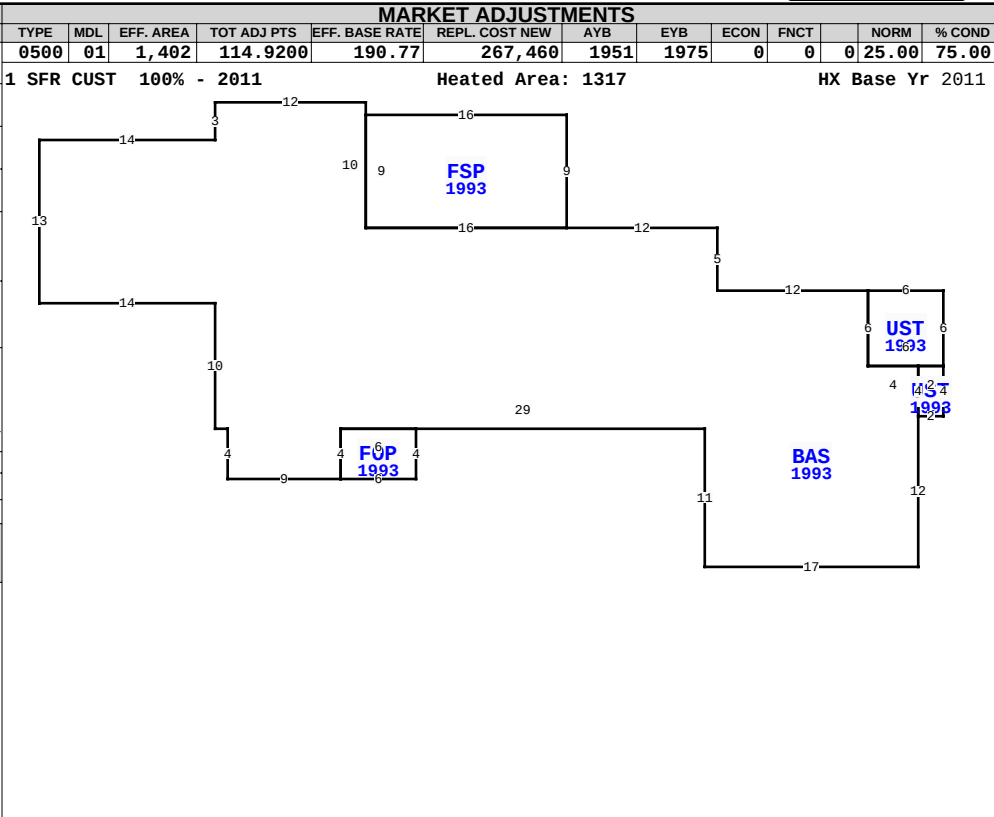
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,317	100	1993	1,317	188,433
FOP	24	30	1993	7	1,001
FSP	144	40	1993	58	8,299
UST	8	45	1993	4	572
UST	36	45	1993	16	2,289

TOTALS	1,529			1,402	200,595
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EXTRA FEATURES											
L N	OB/XF CODE	DESCRIPTION	BLD	CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE	ORIG COND
1	0416	DUNEWALKS	0	100	0	0	532.00	SF	30.00	100	1987
2	0504	FP-ELECTRI	0	100	0	0	1.00	UT	2,000.00	2,000.00	100
4	1242	WD DECK A	0	100	16	15	240.00	SF	10.00	10.00	100
5	1242	WD DECK A	0	100	0	0	229.00	SF	10.00	10.00	100
6	1242	WD DECK A	0	100	0	0	360.00	SF	10.00	10.00	100

LAND DESCRIPTION											
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T
1	000120	C	RES OCEAN	100		R-1	156.00	400.00	156.00	FF	1.00

REVIEW DATE	01/01/2023	BY	CD
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BLD DATE		LGL DATE	
XF DATE		LAND DATE	04/24/2026
INC DATE		AG DATE	MLU

TOTAL OB/XF											
5,250											

TOTAL OB/XF											
5,250											

Total Acres:	0.00	Total Land Value:	2,948,400	Market:	0	Agricultural:	0
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NASSAU COUNTY PROPERTY		PAGE 1 of 2	2
VALUATION SUMMARY			
VALUATION BY		STANDARD	
Tax Group: 2		Tax Dist:	
BUILDING MARKET VALUE		223,412	
TOTAL MARKET OB/XF VALUE		5,250	
TOTAL LAND VALUE - MARKET		2,948,400	
TOTAL MARKET VALUE		3,177,062	
SOH/AGL Deduction		2,076,461	
ASSESSED VALUE		1,100,601	
TOTAL EXEMPTION VALUE		SX HX HB 101,411	
BASE TAXABLE VALUE		999,190	
TOTAL JUST VALUE		3,177,062	
NCON VALUE		0	
INCOME VALUE			
PREVIOUS YEAR MKT VALUE		2,884,988	

PERMIT NUM	DESCRIPTION	AMT	ISSUED
20121817	ROOF	12,000	09/04/2012
20121608	REPIPE	2,495	08/08/2012
20121304	ROOF	1,000	07/02/2012
20101699	REMODEL	4,500	09/29/2010
20081567	REPAIR/RRF	3,972	10/13/2008
20010308	ADDITION	6,000	02/22/2001

SALES DATA					
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD
1552/0961	2/25/2008	PR	Q	I	01
SALE PRICE					
1,200,000					

GRANTOR: HILLIS LINDA M ETAL P

GRANTEE: CLOYD DONNA M

CLOYD DONNA M
1417 SADLER # 171
FERNANDINA BEACH, FL 32034

10-2N-28-0000-0018-0000

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