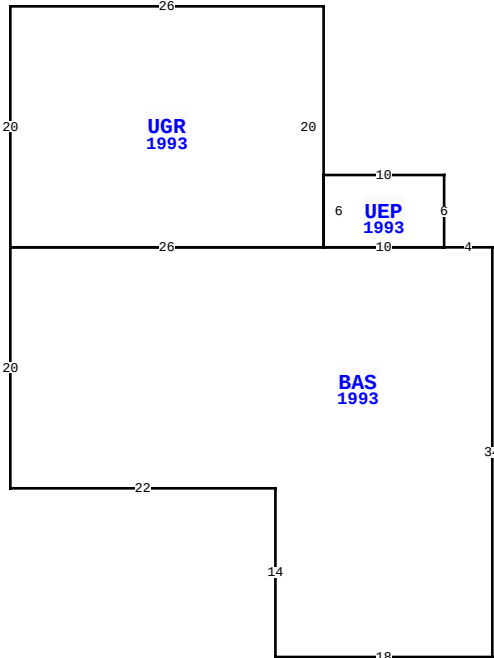
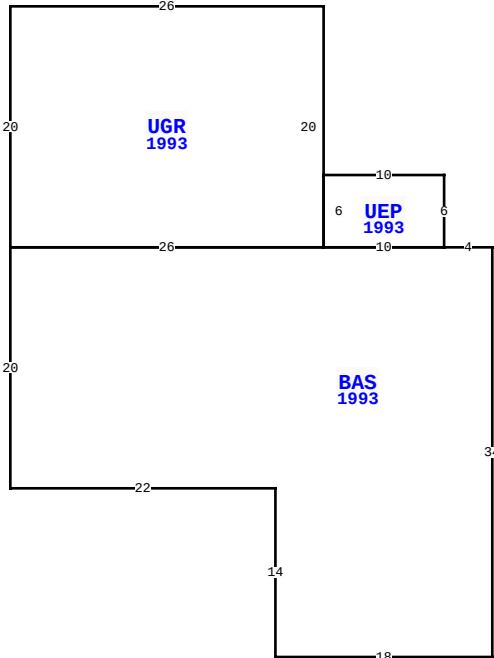


INCE LLC
941395 OLD NASSAUVILLE RD
FERNANDINA BEACH, FL 32034

32-2N-28-0000-0019-0000

BUILDING CHARACTERISTICS										MARKET ADJUSTMENTS										NASSAU COUNTY PROPERTY														
ELEMENT		CD	CONSTRUCTION		TYPE										VALUATION SUMMARY										PAGE 1 of 1									
Exterior Wall		05	AVERAGE 70		0100	01	1,322	105.9760	111.27	147,099	1956	1980	0	0	0	19.70	80.30	VALUATION BY				STANDARD												
Exterior Wall		15	CONC BLOCK 30		1 SINGLE FAM 0% - 2024										Heated Area: 1052										HX Base Yr									
Roof Structure		03	GABLE/HIP 100												BUILDING MARKET VALUE										118,120									
Roof Cover		03	COMP SHNGL 100												TOTAL MARKET OB/XF VALUE										7,162									
Interior Wall		04	PLYWOOD 50												TOTAL LAND VALUE - MARKET										85,000									
Interior Wall		05	DRYWALL 50												TOTAL MARKET VALUE										210,282									
Interior Floor		07	CORK/VTILE 50												SOH/AGL Deduction										4,520									
Interior Floor		14	CARPET 50												ASSESSED VALUE										205,762									
Air Condition		03	CENTRAL 100												TOTAL EXEMPTION VALUE										0									
Heating Type		04	AIR DUCTED 100												BASE TAXABLE VALUE										205,762									
Bedrooms		2	100												TOTAL JUST VALUE										210,282									
Bathrooms		1	100												NCON VALUE										6,906									
Frame		02	WOOD FRAME 100		INCOME VALUE																													
Stories		1.	1. 100		PREVIOUS YEAR MKT VALUE										190,450																			
Units		0	100												2/2022KW: MISC WD STRG + STRG CONTAINER = NV																			
BUD8 Adjustme		04	DIST 01 100																															
Occupancy		00	NONE 100																															
Quality		03	Quality Level 03																															
DOR CODE		0100	SINGLE FAMILY																															
MAP NUM			MKT AREA												04																			
NEIGHBORHOOD/LOC		4005.00																																
AREA TYPE		TOTAL GROSS AREA	PCT OF BASE	YEAR											TOT ADJ AREA	SUBAREA MARKET VALUE																		
BAS		1,052	100	1993											1,052	93,996																		
UEP		60	60	1993											36	3,217																		
UGR		520	45	1993	234	20,908																												
TOTALS		1,632			1,322	118,120																												
EXTRA FEATURES										941395 OLD NASSAUVILLE RD, FERNANDINA										BLD DATE														
																				LGL DATE														
																				LAND DATE														
																				AG DATE														
																				05/09/2025 MLU														