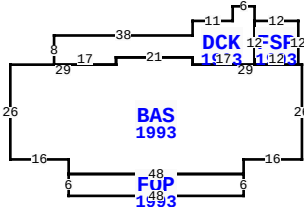
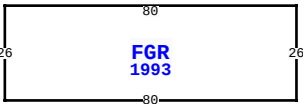
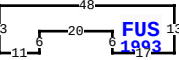


TERRY JAMES L & DEBORAH FISHER
98137 LITTLE PINEY ISLAND POIN
FERNANDINA BEACH, FL 32034

47-3N-28-5001-0011-0000

BUILDING CHARACTERISTICS																								
ELEMENT	CD	CONSTRUCTION																						
Exterior Wall	16	WD FR STUC 100																						
Roof Structur	08	IRREGULAR 100																						
Roof Cover	03	COMP SHNGL 100																						
Interior Wall	05	DRYWALL 100																						
Interior Floor	12	HARDWOOD 70																						
Interior Floo	14	CARPET 30																						
Air Condition	03	CENTRAL 100																						
Heating Type	04	AIR DUCTED 100																						
Bedrooms		3 100																						
Bathrooms		2 100																						
Bathrooms Frame	02	WOOD FRAME 100																						
Stories	3.	3. 100																						
Units	0	0 100																						
Occupancy	00	NONE 100																						
Quality	03	Quality Level 03																						
DOR CODE	0100	SINGLE FAMILY																						
MAP NUM		MKT AREA 04																						
NEIGHBORHOOD/LOC	4016.00																							
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE																			
BAS	2,314	100	1993	2,314	429,305																			
DCK	490	10	1993	49	9,091																			
FGR	2,080	55	1993	1,144	212,241																			
FOP	288	30	1993	86	15,955																			
FSP	144	40	1993	58	10,760																			
FUS	504	100	1993	504	93,505																			
TOTALS 5,820 4,155 770,856																								
EXTRA FEATURES																								
L N	OB/XF CODE	DESCRIPTION	BLD CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE	ORIG COND	YEAR ON	YEAR ACTUAL	Q	% COND	OB/XF MKT VALUE	NOTES								
2	0504	FP-ELECTRI	0 100	0	0	1.00	UT	2,000.00	2,000.00	100	1991	1991	3	66	1,320									
3	0350	CARPOT WD	0 100	0	0	536.00	SF	13.00	13.00	100	2001	2001	3	40	2,787									
4	0323	BOAT LFT H	1 100	0	0	1.00	UT	2,500.00	2,500.00	100	2023	2019		78	1,950									
5	0300	BOAT DCK W	1 100	0	0	1,382.00	SF	40.00	40.00	100	2023	2019		84	46,435									
6	0310	AL GANG WY	1 100	0	0	40.00	LF	115.00	115.00	100	2023	2019		78	3,588									
7	0303	FLT DOCK W	1 100	20	10	200.00	SF	26.00	26.00	100	2023	2019		84	4,368									
8	0303	FLT DOCK W	1 100	24	10	240.00	SF	26.00	26.00	100	2023	2019		84	5,242									
LAND DESCRIPTION																								
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPTH FACT	% COND	TOT ADJ	UNIT PRICE	ADJ UNIT PRICE	LAND VALUE	OTHER ADJUSTMENTS AND NOTES	YEAR	DENSITY	DECL	FRZ	YR	CONSRV
1	000131	C	RES CREEK	100		RSF-1	0.00	0.00	1.00	LT		1.00	1.00	1.00	520,000.00	520,000.00	520,000							
REVIEW DATE 04/23/2024 BY NWA Total Acres: 0.00 Total Land Value: 520,000 Market: 0 Agricultural: 0 Common: 520,000 PRINTED 07/09/2026 BY SYS																								

MARKET ADJUSTMENTS												
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND	
0500	11	4,155	123.4948	205.00	851,775	1991	2006	0	0	0	9.50	90.50

1 SFR CUST 100% - 2024				Heated Area: 2818				HX Base Yr 2024			
											

VALUATION BY				STANDARD			
Tax Group: 7				Tax Dist:			
BUILDING MARKET VALUE				770,856			
TOTAL MARKET OB/XF VALUE				65,690			
TOTAL LAND VALUE - MARKET				520,000			
TOTAL MARKET VALUE				1,356,546			
SOH/AGL Deduction				463,375			
ASSESSED VALUE				893,171			
TOTAL EXEMPTION VALUE				HX HB	51,411		
BASE TAXABLE VALUE				841,760			
TOTAL JUST VALUE				1,356,546			
NCON VALUE				0			
INCOME VALUE							
PREVIOUS YEAR MKT VALUE				1,333,445			

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2659/1433	8/09/2023	WD Q	I	I	01	1,575,000

GRANTOR: VEREEN HEWSTON & MARI											
GRANTEE: TERRY JAMES L & DEB											
1989/0373	7/01/2015	WD Q	I	I	01	650,000					
GRANTOR: CRAVEN MELBA A FAMILY											
GRANTEE: VEREEN HEWSTON & MA											

BUILDING DIMENSIONS											
BAS=[YR=1993] W1 FSP=[YR=1993] N12 W12 DCK=[YR=1993] N4 W6 S4 W11 S4 W38 S8 E17 N2 E21 S2 E17 N12\$ S12 E12 \$ W29 N2 W21 S2 W29 S26 E16 S4 FOP=[YR=1993] S6 E48 N6 W48\$ E48 N4 E16 N26\$ PTR= E20 FGR=[YR=1993] E80 S26 W80 N26\$ W20\$ PTR=E120 FUS=[YR=1993] E48 S13 W17 N6 W20 S6 W11 N13\$ W120\$.											