

HARVEY SUSAN
96947 BUCCANEER TRAIL
FERNANDINA BEACH, FL 32034-5358

00-00-30-0180-0003-0000

BUILDING CHARACTERISTICS

ELEMENTCD05AVERAGE 10003GABLE/HIP 10003COMP SHNGL 10005DRYWALL 10014CARPET 10003CENTRAL 10004AIR DUCTED 10031002WOOD FRAME 1001.1.100010005DIST 1A 10000NONE 100

CONSTRUCTION

Quality Level 03SINGLE FAMILYMKT AREA033027.00

TOTALS

2,3461,820145,464

MARKET ADJUSTMENTS

TYPEMDLEFF. AREATOT ADJ PTSEFF. BASE RATEREPL. COST NEWAYBEBYECONFNCTNORM% COND0100011,820108.000097.47177,395197919790018.0082.00

NASSAU COUNTY PROPERTY

PAGE 1 of 18

VALUATION SUMMARY

VALUATION BYSTANDARDTax Group: 8Tax Dist:BUILDING MARKET VALUE145,464TOTAL MARKET OB/XF VALUE3,169TOTAL LAND VALUE - MARKET250,000TOTAL MARKET VALUE398,633SOH/AGL Deduction210,668ASSESSED VALUE187,965TOTAL EXEMPTION VALUEHX HB WX55,000BASE TAXABLE VALUE132,965TOTAL JUST VALUE398,633NCON VALUE0INCOME VALUEPREVIOUS YEAR MKT VALUE372,854

SUBAREA MARKET VALUE

BLD DATEXF DATEINC DATELGL DATELAND DATEAG DATE

ADJ UNIT PRICEORIG CONDYEAR ONYEAR ACTUALQ% CONDOBJ/XF MKT VALUENOTES

10810CONCRETE A010000437.00SF6.506.5010019791979332.5923

20825BRICK010000276.00SF8.758.75100199819983932,246

SALES DATA

OFF RECORD NumberDATETYPE INSTQU / I / V / I / RSN CD SALE PRICE1240/02716/23/2004WDQI181,000GRANTOR: RAY MARGARETGRANTEE: HARVEY DONALD F & S0298/02818/01/1979WDQV8,000GRANTOR:GRANTEE:

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1993] W15 FSP=[YR=1993] N13 W24S13 E24\$ W37 S28 FOP=[YR=1993] S4 UGR=[YR=1993] W4 S23 E22 N23 W18 \$ E18 N4 W18\$ E18 FOP=[YR=1993] E5 N3 W5S3\$ N3 E5 S3 E29 N28\$.

LAND DESCRIPTION

L NUSE CODECLS LAND USE DESCRIPTIONCAPRDLOC ZONEFRONTDEPTHTOT LND UTSUNIT TYPEDTDPHT FACT% CONDTOT ADJUNIT PRICELAND VALUEOTHER ADJUSTMENTS AND NOTESYEARDENSITYDECLFRZYRCONSRV

1000100CSFR100RS-10.000.001.00LT1.001.001.00250,000.00250,000.00250,000

EXTRA FEATURES

96947 BUCCANEER TRL, FERNANDINA BEACH

REVIEW DATE

01/19/2016BY DJX

Total Acres: 0.00Total Land Value: 250,000Market: 0Agricultural: 0Common: 250,000PRINTED 08/02/2023 BY SYS