



BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	05	AVERAGE 70
Exterior Wall	10	ABOVE AVG 30
Roof Structure	08	IRREGULAR 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floor	12	HARDWOOD 70
Interior Floor	15	HARDTILE 30
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms	4	100
Bathrooms	3	100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units	0	100
BUD8 Adjustme	05	DIST 1A 100
Occupancy	00	NONE 100

Quality	06	Quality Level 06
DOR CODE	0100	SINGLE FAMILY

MAP NUM		MKT AREA	02
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NEIGHBORHOOD/LOC	2009.00
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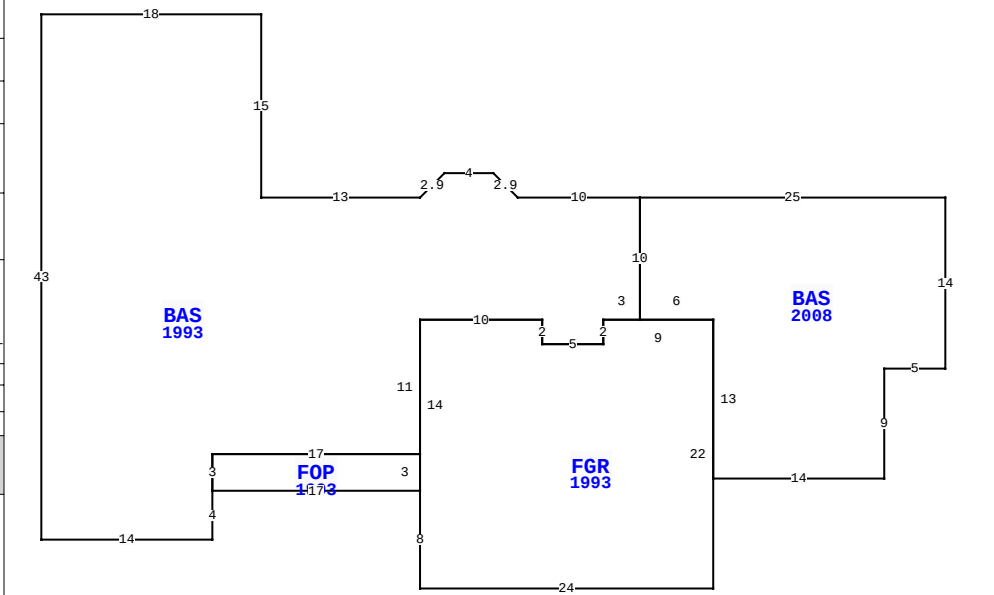
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,221	100	1,221	175,586
BAS	452	100	452	65,000
FGR	518	55	285	40,984
FOP	51	30	15	2,157

TOTALS	2,242		1,973	283,728
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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	YEAR ON
1	0810	CONCRETE A	0 100	24	3	72.00	SF	6.50	6.50	100	1985
2	0810	CONCRETE A	0 100	43	17	731.00	SF	6.50	6.50	100	1985
3	1242	WD DECK A	0 100	0	0	504.00	SF	10.00	10.00	100	1996
4	0820	WOOD WALK	0 100	21	4	84.00	SF	11.75	11.75	100	1994
5	0810	CONCRETE A	0 100	17	10	170.00	SF	6.50	6.50	100	1995

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	000100	C	SFR	100	0006	RS-2	0.00	0.00	1.00	LT	

MARKET ADJUSTMENTS											
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
0900	01	1,973	135.5781	161.00	317,653	1985	2000	0	0	10.68	89.32
1 SNGL FAM - 100% - 2019 Heated Area: 1673 HX Base Yr 2019											



2129 SAPELO CT, FERNANDINA BEACH

BLD DATE		LGL DATE	
XF DATE		LAND DATE	
INC DATE		AG DATE	

NASSAU COUNTY PROPERTY											
VALUATION SUMMARY											
VALUATION BY										STANDARD	
Tax Group: 8										Tax Dist:	
BUILDING MARKET VALUE										283,728	
TOTAL MARKET OB/XF VALUE										4,783	
TOTAL LAND VALUE - MARKET										110,000	
TOTAL MARKET VALUE										398,511	
SOH/AGL Deduction										165,582	
ASSESSED VALUE										232,929	
TOTAL EXEMPTION VALUE										50,000	
BASE TAXABLE VALUE										182,929	
TOTAL JUST VALUE										398,511	
NCON VALUE										0	
INCOME VALUE											
PREVIOUS YEAR MKT VALUE										416,404	

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B25219	REMODEL	3,793	10/01/2011
P11707	OTHER	0	11/01/2006
B18743	ADDITION	28,908	10/01/2006
R09839	REPAIR/RRF	1,050	10/01/2006

SALES DATA							
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE	
2512/0462	10/15/2021	QC	U	I	11	124,200	
GRANTOR: GASS ALLIE							
GRANTEE: GASS MICHAEL W							
2192/1389	4/24/2018	WD	Q	I	01	258,000	
GRANTOR: STANFIELD LINDSAY C							
GRANTEE: GASS MICHAEL W & AL							

BUILDING NOTES											
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BUILDING DIMENSIONS											
BAS=[YR=2008] W25 BAS=[YR=1993] W10 U2 L2 W4 L2 D2 W13N15W18 S43E14 N4 FOP=[YR=1993] E17 FGR=[YR=1993] S8E24N22 W9S2W5N2W10S14\$ N3W17S3\$ N3E17 N11E10S2E5N2E3N10\$ S10E6S13E14 N9E5N14\$.											