



BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	10	ABOVE AVG 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 80
Interior Floo	08	SHT VINYL 20
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms	3	100
Bathrooms	2	100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units	0	100
BUD8 Adjustme	05	DIST 1A 100
Occupancy	00	NONE 100

Quality	02	Quality Level 02
DOR CODE	0100	SINGLE FAMILY

MAP NUM		MKT AREA	02
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NEIGHBORHOOD/LOC	2018.00
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AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,598	100	1,598	128,502
PTO	20	5	1	80
PTO	54	5	3	241
STR	15	10	2	161
UCP	372	20	74	5,951
UST	396	45	178	14,314

TOTALS	2,455		1,856	149,248
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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	YEAR ACTUAL	Q	% COND	OB/XF MKT VALUE	NOTES
1	1242	WD DECK A	0 100	13	16	208.00	SF	4.00	4.00	100	2005	2005	3	27	225	
2	0810	CONCRETE A	0 100	18	3	54.00	SF	6.50	6.50	100	1978	1978	3	30	105	
3	0500	FP-PRE FAB	0 100	0	0	1.00	UT	3,500.00	3,500.00	100	1983	1983	3	56	1,960	
4	0810	CONCRETE A	0 100	36	3	108.00	SF	6.50	6.50	100	1978	1978	3	30	211	

LAND DESCRIPTION

L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPH FACT	% COND	TOT ADJ	UNIT PRICE	ADJ UNIT PRICE	LAND VALUE	OTHER ADJUSTMENTS AND NOTES	YEAR	DENSITY	DECL	FRZ	YR	CONSRV
1	000100	C	SFR	100	0006	RS-2	100.00	100.00	100.00	FF		1.00	1.00	1.00	1,200.00	1,200.00	120,000							

MARKET ADJUSTMENTS														NASSAU COUNTY PROPERTY									
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND		VALUATION SUMMARY									8
0100	01	1,856	102.4100	92.43	171,550	1955	1995	0	0	0	13.00	87.00		STANDARD									
1 SINGLE FAM - 100% - 2020														Heated Area: 1598									
														HX Base Yr 2020									

769 MOURNING DOVE LN, FERNANDINA BEACH

BLD DATE
XF DATE
INC DATE

LGL DATE
LAND DATE
AG DATE

VALUATION BY		STANDARD
Tax Group: 8	Tax Dist:	
BUILDING MARKET VALUE		149,248
TOTAL MARKET OB/XF VALUE		2,501
TOTAL LAND VALUE - MARKET		120,000
TOTAL MARKET VALUE		271,749
SOH/AGL Deduction		96,870
ASSESSED VALUE		174,879
TOTAL EXEMPTION VALUE	HX HB WX SX	105,000
BASE TAXABLE VALUE		69,879
TOTAL JUST VALUE		271,749
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		270,430

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B950398	REPAIR/RRF	1,000	10/01/1995

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2288/0410	7/08/2019	WD	Q	I	01	205,000
GRANTOR: HASPEL ROY L & ANNE M						
GRANTEE: STUBBS DARCY E & PE						
2288/0407	6/21/2019	QC	U	I	11	100
GRANTOR: HENDRICKS HERBERT L						
GRANTEE: HASPEL ROY L						

BUILDING NOTES

BUILDING DIMENSIONS
BAS=[YR=1993] W47 S34 E35 STR=[YR=1994] S3 PT0=[YR=1994]
S4E5N4W5\$ E5N3W5\$ E12 N34\$ PTR= W37N5 UST=[YR=1993] N24 W24
UCP=[YR=1993] W8S3 PT0=[YR=1994] W3S18 E3N18\$ S21E20N15W12N9\$
S9E12 S15E12\$ S5E37\$.