

LOTS 8 & 9
VIEW ESMT PT OR 719/1079
THE RESIDENCE PB 5/149-152

CATES CHRISTOPHER U & JOY J/JORDAN LEE T TRUSTEE
8182 RESIDENCE CT
FERNANDINA BEACH, FL 32034

2023

00-00-30-0546-0008-0000



BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	17	CB STUCCO 100
Roof Structur	08	IRREGULAR 100
Roof Cover	07	CONC TILE 100
Interior Wall	05	DRYWALL 100
Interior Floo	11	CLAY TILE 50
Interior Floo	12	HARDWOOD 50
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		3.5 100
Frame	03	MASONRY 100
Stories	3.	3. 100
Units		0 100

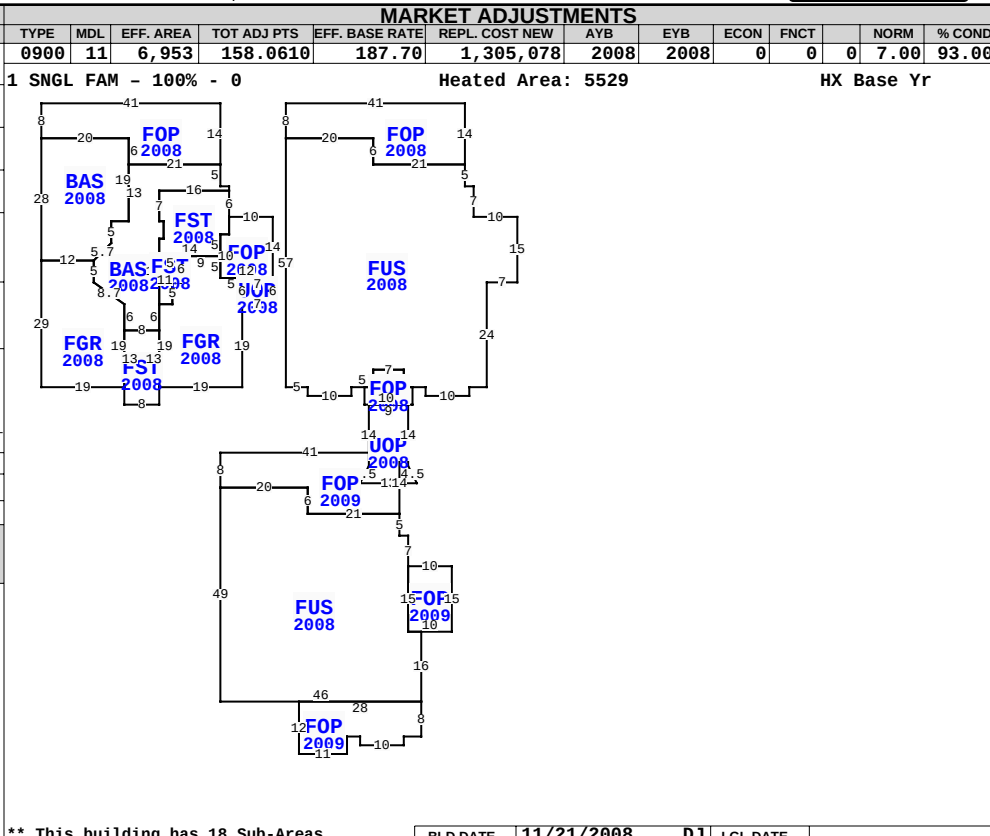
Quality	06	Quality Level 06
DOR CODE	0100	SINGLE FAMILY
MAP NUM		MKT AREA 10
NEIGHBORHOOD/LOC	10003.00	

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	469	100	469	81,869
BAS	516	100	516	90,073
FGR	499	55	274	47,830
FGR	500	55	275	48,005
FOP	72	30	22	3,840
FOP	160	30	48	8,379
FOP	454	30	136	23,740
FOP	454	30	136	23,740
FOP	150	30	45	7,856
FOP	288	30	86	15,012
TOTALS	9,179		6,953	1,213,723

EXTRA FEATURES		
L N	OB/XF CODE	DESCRIPTION

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	0504	FP-ELECTRI	0 100	0	0	2.00	UT	2,000.00	2,000.00	100	2008	2008	3	93	3,720	
2	0855	CONC PAVER	0 100	38	3	114.00	SF	10.00	10.00	100	2008	2008	3	90	1,026	
3	0855	CONC PAVER	0 100	33	3	99.00	SF	10.00	10.00	100	2008	2008	3	90	891	
4	0855	CONC PAVER	0 100	0	0	3,403.00	SF	10.00	10.00	100	2008	2008	3	90	30,627	
5	1076	TRELLIS A	0 100	14	2	28.00	SF	7.50	7.50	100	2008	2008	3	56	118	
6	1076	TRELLIS A	0 100	14	2	28.00	SF	7.50	7.50	100	2008	2008	3	56	118	

LAND DESCRIPTION		
L N	USE CODE	CLS
1	000120	C



** This building has 18 Sub-Areas
8182 RESIDENCE CT, FERNANDINA BEACH

BLD DATE	11/21/2008	DJ
XF DATE		
INC DATE		
LGL DATE		
LAND DATE		
AG DATE		

TOTAL OB/XF																36,500
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
1	000120	C	SFR OCN FT	100		PUD	0.00	0.00	2.00	LT		1.00	1.00	1.00	1,200,000.00	1,200,000.00

NASSAU COUNTY PROPERTY				PAGE 1 of 1	5
VALUATION SUMMARY				STANDARD	
VALUATION BY		Tax Group: 5		Tax Dist:	
BUILDING MARKET VALUE		TOTAL MARKET OB/XF VALUE		TOTAL LAND VALUE - MARKET	
TOTAL MARKET VALUE		SOH/AGL Deduction		ASSESSED VALUE	
TOTAL EXEMPTION VALUE		HX HB		BASE TAXABLE VALUE	
TOTAL JUST VALUE		NCON VALUE		INCOME VALUE	
PREVIOUS YEAR MKT VALUE					

PERMIT NUM	DESCRIPTION	AMT	ISSUED
M12771	MECH OTHER	0	03/01/2007
E18166	ELEC OTHER	2,000	10/01/2006
C18562	CO ISSUED	726,000	09/01/2006
B18562	NEW CONSTR	726,000	09/01/2006
P11579	OTHER	0	09/01/2006
R09745	REPAIR/RRF	10,630	09/01/2006

SALES DATA					
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD
2628/0261	3/30/2023	WD Q	I	01	
GRANTOR: JORDAN LEE T LIVING T					
GRANTEE: CATES CHRISTOPHER U					
2608/0780	11/29/2022	SW U	I	11	100
GRANTOR: JORDAN LEE T SURVING					
GRANTEE: JORDAN LEE T LIVING					

BUILDING NOTES		

BUILDING DIMENSIONS		
FOP=[YR=2008] W41S8 BAS=[YR=2008] S28 FGR=[YR=2008] S29E19		
FST=[YR=2008] S4E8N4 FGR=[YR=2008] E19 N19 UOP=[YR=2008]		
E7N6 FOP=[YR=2008] N14W10 FST=[YR=2008] N6 BAS=[YR=2008]		
N1W2N5W21S13W4S5 D4 L4 S5 D5 R7 S6E8N6FST=[YR=2008] E3N5E2N6		
W5S11\$ N15E1N4W1N7E16\$ W16S7E1 S4W1S4E14N5E2N4S4W2S10E12\$ W7		
S6\$ N6W5N5W9S6W2S5W3S19\$ N13W8 S13\$ N19 U5 L7 N5W12\$ E12 U4		
R4 N5E4N19W20\$ E20S6E21N14\$ PTR= E15 FOP=[YR=2008] E41S14		
FUS=[YR=2008] S5 E2S7E10S15W7S24W4S2W10N2W3 FOP=[YR=2008]		
S4W1UOP=[YR=2008] S14 D4 R2 W13 U4 R2 N14E9\$W10N4E2N4E7S4E2		
\$W2N4W7S4W5S2W10N2W5N57E20S6 E21\$W21N6W20N8\$ W15\$ PTR=S80		
FOP=[YR=2009] E41 S14 FUS=[YR=2008] S5E2S7 FOP=[YR=2009]		
E10S15W10N15\$ S15E3S16 FOP=[YR=2009] S8W4S2W10N2W3S4W11N12		