

LOT 2
IN OR 2167/49
RESERVE AT OLD BLUFF PB 7/34

DINAPOLI WARREN & DEBRA L/E/
95053 RESERVE CT
FERNANDINA BEACH, FL 32034

2023

00-00-30-054B-0002-0000



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 Floo	14	CARPET 70
Interior Floo	11	CLAY TILE 30
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		4 100
Bathrooms		2 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100
Occupancy	00	NONE 100

Quality	04	Quality Level 04
DOR CODE	0100	SINGLE FAMILY

MAP NUM		MKT AREA	03
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NEIGHBORHOOD/LOC	3027.00
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AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,877	100	1,877	290,938
FGR	460	55	253	39,215
FOP	62	30	19	2,945
FOP	114	30	34	5,270
PTO	25	5	1	155

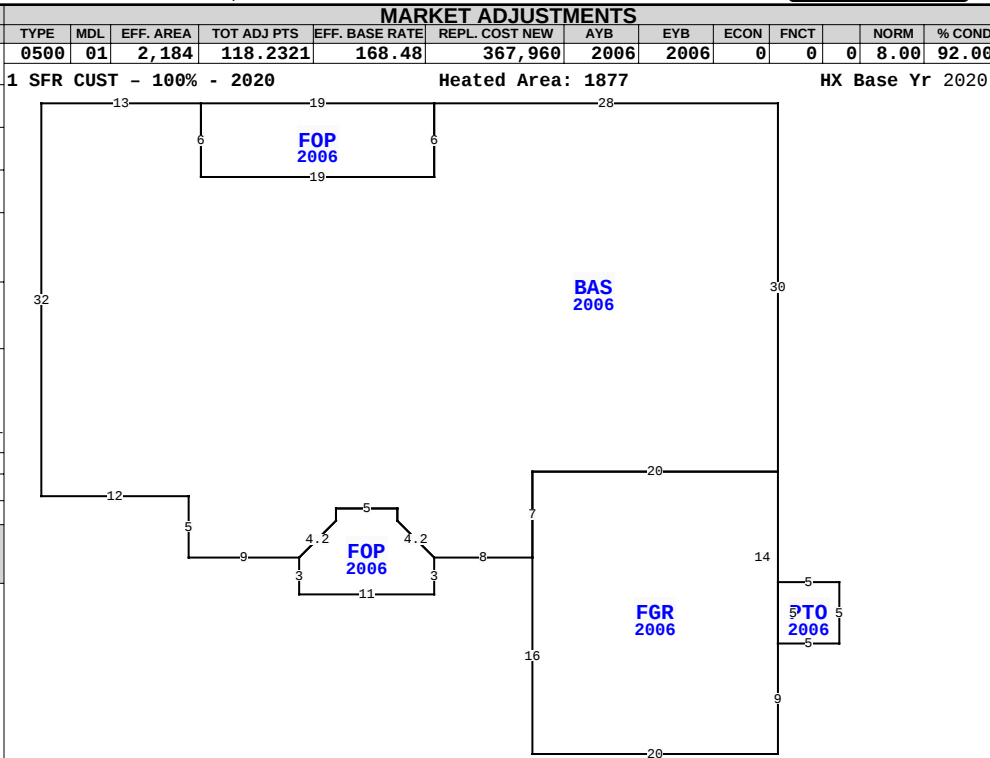
TOTALS	2,538		2,184	338,523
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EXTRA FEATURES

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	0811	CONCRETE B	0	100	0	0	680.00	SF	5.20	5.20	100	2006	2006	3	88	3,112	
2	0810	CONCRETE A	0	100	0	0	92.00	SF	6.50	6.50	100	2006	2006	3	88	526	
3	1126	CB/STC 8"	0	100	0	0	38.00	SF	8.00	8.00	100	2006	2006	3	88	268	
4	0500	FP-PRE FAB	0	100	0	0	1.00	UT	3,500.00	3,500.00	100	2006	2006	3	91	3,185	
5	0855	CONC PAVER	0	100	76	3	228.00	SF	7.00	7.00	100	2011	2011	3	93	1,484	
6	0855	CONC PAVER	0	100	0	0	684.00	SF	7.00	7.00	100	2011	2011	3	93	4,453	
7	0861	POOL GUNIT	0	100	0	0	416.00	SF	85.00	85.00	100	2011	2011	3	68	24,045	
8	0462	ST/AL FNC	0	100	0	0	246.00	SF	10.00	10.00	100	2011	2011	3	68	1,673	

LAND DESCRIPTION

LAND USE DESCRIPTION																									
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	P	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			RS-2	0.00	0.00	1.00	LT		1.00	1.00	1.00	300,000.00	300,000.00	300,000							



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

95053 RESERVE CT, FERNANDINA BEACH

NASSAU COUNTY PROPERTY										PAGE 1 of 1	8
VALUATION SUMMARY											
VALUATION BY										STANDARD	
Tax Group: 8										Tax Dist:	
BUILDING MARKET VALUE										338,523	
TOTAL MARKET OB/XF VALUE										38,746	
TOTAL LAND VALUE - MARKET										300,000	
TOTAL MARKET VALUE										677,269	
SOH/AGL Deduction										209,693	
ASSESSED VALUE										467,576	
TOTAL EXEMPTION VALUE										HX HB 50,000	
BASE TAXABLE VALUE										417,576	
TOTAL JUST VALUE										677,269	
NCON VALUE										0	
INCOME VALUE											
PREVIOUS YEAR MKT VALUE										552,928	

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B25288	ADDITION	30,655	11/01/2011
M11031	MECH OTHER	0	02/01/2006
E16617	ELEC OTHER	2,000	01/01/2006
C16133	CO ISSUED	196,536	09/01/2005
P10095	OTHER	0	09/01/2005
R08275	REPAIR/RRF	16,550	09/01/2005

SALES DATA							
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE	
2167/0049	12/20/2017	QC	U	I	11		100
GRANTOR: DINAPOLI WARREN & DEB							
GRANTEE: DINAPOLI FAMILY TRU							
1996/0313	8/06/2015	WD	Q	I	01		399,000
GRANTOR: HALEY JOSEPH A III &							
GRANTEE: DINAPOLI WARREN & D							

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2006] W28 FOP=[YR=2006] W19 S6 E19N6\$ S6 W19 N6 W13 S32 E12S5 E9 FOP=[YR=2006] S3 E11 N3 L3 U3 N1 W5 S1 L3 D3 \$ U3 R3 N1E5 S1 D3 R3 E8 FGR=[YR=2006] S16 E20 N9 PTO=[YR=2006] E5 N5 W5 S5\$ N14 W20 S7\$ N7 E20 N30\$.