

LOT 3
IN OR 1696/352
RESERVE AT OLD BLUFF PB 7/34

ANDERSON SHELDON & MARJORIE
95069 RESERVE COURT
FERNANDINA BEACH, FL 32034

2023

00-00-30-054B-0003-0000



BUILDING CHARACTERISTICS	
ELEMENT	CD
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
NEIGHBORHOOD/LOC	3027.00		

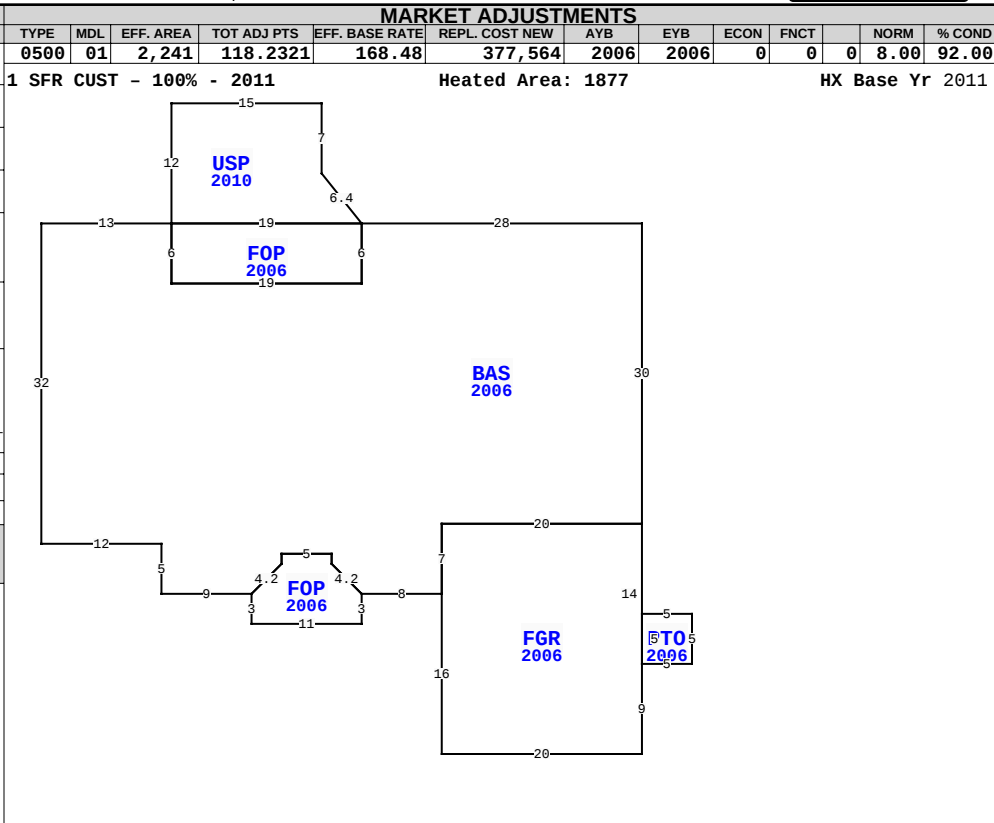
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,877	100	1,877	290,938
FGR	460	55	253	39,215
FOP	62	30	19	2,945
FOP	114	30	34	5,270
PTO	25	5	1	155
USP	190	30	57	8,835

TOTALS	2,728		2,241	347,359
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EXTRA FEATURES									
L N	OB/XF CODE	DESCRIPTION	BLD	CAP	L	W	UNITS	UT	Adj R
1	0500	FP-PRE FAB	0	100	0	0	1.00	UT	3,500.00
2	0811	CONCRETE B	0	100	0	0	697.00	SF	5.20
3	0810	CONCRETE A	0	100	0	0	100.00	SF	6.50
4	1126	CB/STC 8"	0	100	0	0	39.00	SF	8.00
5	0855	CONC PAVER	0	100	0	0	342.00	SF	7.00

LAND DESCRIPTION									
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS
1	000100	C	SFR	100		RS-2	0.00	0.00	1.00

REVIEW DATE 02/11/2016 BY DJ



95069 RESERVE CT, FERNANDINA BEACH	BLD DATE	LGL DATE
	XF DATE	LAND DATE
	INC DATE	AG DATE

ORIG COND	YEAR ON	YEAR ACTUAL	Q	% COND	OB/XF MKT VALUE	NOTES
100	2006	2006	3	91	3,185	
100	2006	2006	3	88	3,189	
100	2006	2006	3	88	572	
100	2006	2006	3	88	275	
100	2012	2012	3	94	2,250	

TOTAL OB/XF									
9,471									

Total Acres: 0.00 Total Land Value: 300,000 Market: 0 Agricultural: 0 Common: 300,000

NASSAU COUNTY PROPERTY									
PAGE 1 of 1									
VALUATION SUMMARY									
VALUATION BY					STANDARD				
Tax Group: 8					Tax Dist:				
BUILDING MARKET VALUE					347,359				
TOTAL MARKET OB/XF VALUE					9,471				
TOTAL LAND VALUE - MARKET					300,000				
TOTAL MARKET VALUE					656,830				
SOH/AGL Deduction					444,296				
ASSESSED VALUE					212,534				
TOTAL EXEMPTION VALUE					50,000				
BASE TAXABLE VALUE					162,534				
TOTAL JUST VALUE					656,830				
NCON VALUE					0				
INCOME VALUE									
PREVIOUS YEAR MKT VALUE					537,506				

PERMIT NUM	DESCRIPTION	AMT	ISSUED
C16128	CO ISSUED	199,600	05/01/2006
B16128	NEW CONSTR	199,600	05/01/2006
M11032	MECH OTHER	0	02/01/2006
E16056	ELEC OTHER	2,000	10/01/2005
P10096	OTHER	0	09/01/2005
R08271	REPAIR/RRF	15,968	09/01/2005

SALES DATA							
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE	
1696/0352	8/16/2010	WD	Q	I	01	299,000	
GRANTOR: G L A D II LLC							
GRANTEE: ANDERSON SHELDON &							
1341/1720	8/15/2005	WD	U	V	19	171,400	
GRANTOR: BRYLEN HOMES LTD							
GRANTEE: G L A D II LLC							

BUILDING NOTES									
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BUILDING DIMENSIONS
BAS=[YR=2006] W28 USP=[YR=2010] U5 L4 N7 W15 S12
FOP=[YR=2006] S6 E19 N6 W19\$ E19\$ S6 W19 N6 W13 S32 E12 S5 E9
FOP=[YR=2006] S3 E11 N3 U3 L3 N1 W5 S1 L3 D3 \$ U3 R3 N1
E5 S1 R3 D3 E8 FGR=[YR=2006] S16 E20 N9 PTO=[YR=2006] E5 N5
W5 S5\$ N14 W20 S7\$ N7 E20 N30\$.