



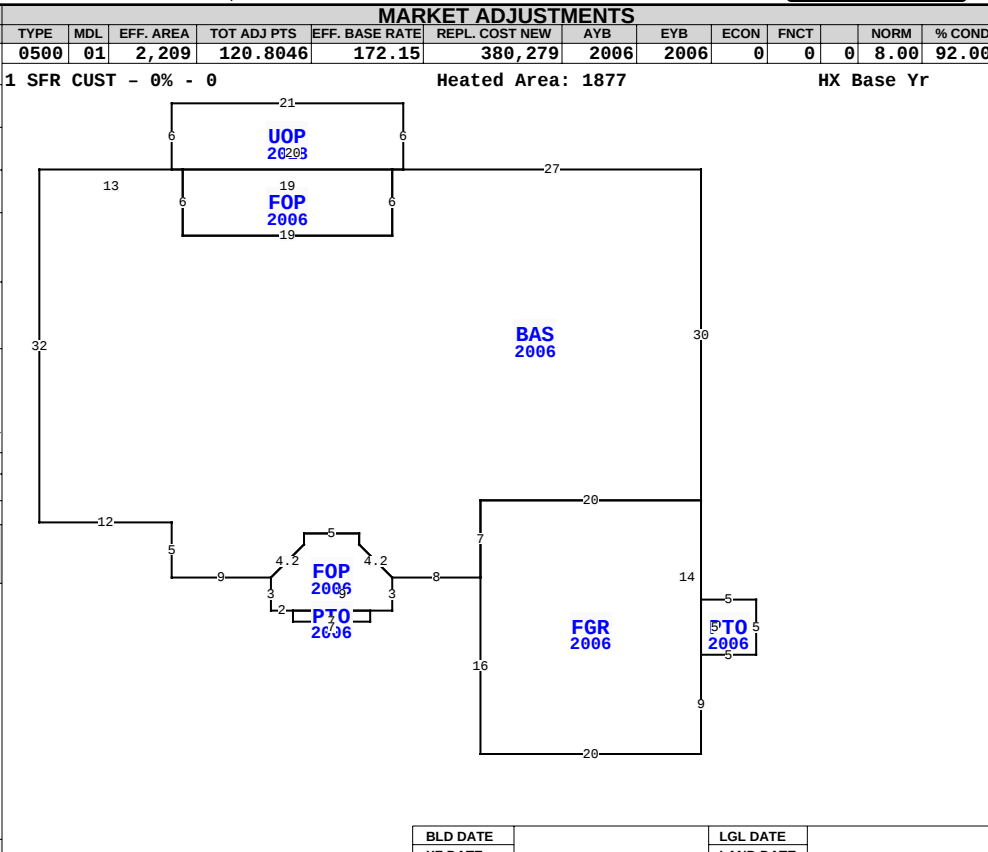
BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	16	WD FR STUC 100
Roof Structure	08	IRREGULAR 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floor	12	HARDWOOD 70
Interior Floor	11	CLAY TILE 30
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	02	WOOD FRAME 100
Stories		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	297,276
FGR	460	55	253	40,070
FOP	62	30	19	3,009
FOP	114	30	34	5,385
PTO	7	5	0	0
PTO	25	5	1	158
UOP	126	20	25	3,960
TOTALS	2,671		2,209	349,857

EXTRA FEATURES											
L N	OB/XF CODE	DESCRIPTION	BLD	CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE	NOTES
1	0500	FP-PRE FAB	0	0	0	0	1.00	UT	3,500.00	3,500.00	
2	0811	CONCRETE B	0	0	0	0	866.00	SF	5.20	5.20	
3	0810	CONCRETE A	0	0	0	0	105.00	SF	6.50	6.50	
4	1126	CB/STC 8"	0	0	0	0	40.00	SF	8.00	8.00	
5	1242	WD DECK A	0	0	0	0	324.00	SF	7.00	7.00	
6	0855	CONC PAVER	0	0	0	0	360.00	SF	7.00	7.00	

LAND DESCRIPTION											
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	NOTES
1	000100	C	SFR	0		RS-2	0.00	0.00	1.00	LT	



95024 RESERVE CT, FERNANDINA BEACH	BLD DATE	LGL DATE
	XF DATE	LAND DATE
	INC DATE	AG DATE

TOTAL OB/XF											
11,862											

NASSAU COUNTY PROPERTY		PAGE 1 of 1	8
VALUATION SUMMARY			
VALUATION BY		STANDARD	
Tax Group: 8		Tax Dist:	
BUILDING MARKET VALUE		349,857	
TOTAL MARKET OB/XF VALUE		11,862	
TOTAL LAND VALUE - MARKET		300,000	
TOTAL MARKET VALUE		661,719	
SOH/AGL Deduction		66,116	
ASSESSED VALUE		595,603	
TOTAL EXEMPTION VALUE		0	
BASE TAXABLE VALUE		595,603	
TOTAL JUST VALUE		661,719	
NCON VALUE		0	
INCOME VALUE			
PREVIOUS YEAR MKT VALUE		541,457	

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B1806034	SCRNENCL	2,987	06/13/2018
M11033	MECH OTHER	0	02/01/2006
E16192	ELEC OTHER	2,000	11/01/2005
P10319	OTHER	0	11/01/2005
C16406	CO ISSUED	239,520	10/01/2005
R08488	REPAIR/RRF	16,700	10/01/2005

SALES DATA					
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD
2479/1938	6/09/2021	WD	U	I	11
GRANTOR: MCLELLAN ROBERT					
GRANTEE: MCLELLAN ROBERT & K					
2455/0397	4/22/2021	WD	Q	I	02
GRANTOR: MITCHELL TODD D & SHA					
GRANTEE: MCLELLAN ROBERT					

BUILDING NOTES											
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BUILDING DIMENSIONS											
BAS=[YR=2006] W27 UOP=[YR=2018] N6 W21 S6 E1 FOP=[YR=2006] S6 E19 N6 W19\$E20\$ W1 S6 W19 N6 W13 S32 E12 S5 E9 FOP=[YR=2006] S3 E2 PTO=[YR=2006] S1 E7 N1 W7\$ E9 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\$.											