

LOT 11
RESERVE AT OLD BLUFF PB 7/34

BLAKE BEVERLY
95016 RESERVE CT
FERNANDINA BEACH, FL 32034

2023

00-00-30-054B-0011-0000



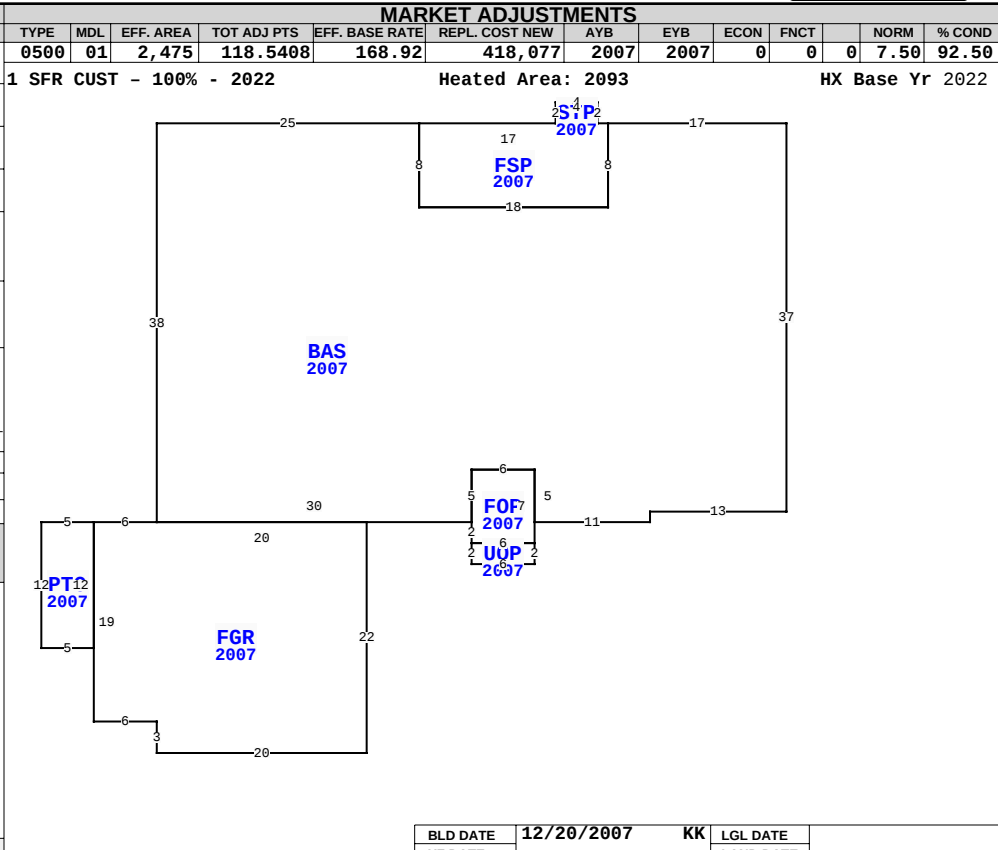
BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	16	WD FR STUC 100
Roof Structure	08	IRREGULAR 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floor	11	CLAY TILE 60
Interior Floor	13	LVT/LAMNT 40
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100
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	2,093	100	2,093	327,034
FGR	554	55	305	47,657
FOP	42	30	13	2,031
FSP	144	40	58	9,062
PTO	60	5	3	469
STP	8	10	1	156
UOP	12	20	2	313
TOTALS	2,913		2,475	386,721

EXTRA FEATURES											
L N	OB/XF CODE	DESCRIPTION	BLD CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE	ORIG COND	YEAR ON
5	1126	CB/STC 8"	0	100	0	36.00	SF	8.00	8.00	100	2007
6	0810	CONCRETE A	0	100	8	64.00	SF	6.50	6.50	100	2007
7	0855	CONC PAVER	0	100	0	1,316.00	SF	10.00	10.00	100	2010
8	0855	CONC PAVER	0	100	0	714.00	SF	10.00	10.00	100	2009

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



BLD DATE	12/20/2007	KK	LGL DATE	
XF DATE			LAND DATE	
INC DATE			AG DATE	

95016 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		386, 721	
TOTAL MARKET OB/XF VALUE		19, 230	
TOTAL LAND VALUE - MARKET		300, 000	
TOTAL MARKET VALUE		705, 951	
SOH/AGL Deduction		155, 295	
ASSESSED VALUE		550, 656	
TOTAL EXEMPTION VALUE		HX HB	50, 000
BASE TAXABLE VALUE		500, 656	
TOTAL JUST VALUE		705, 951	
NCON VALUE		0	
INCOME VALUE			
PREVIOUS YEAR MKT VALUE		572, 254	

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B1632852	SOLAR	25,517	08/01/2016
E19234	ELEC OTHER	2,000	05/01/2007
M12887	MECH OTHER	0	05/01/2007
P12270	OTHER	0	03/01/2007
C17945	CO ISSUED	330,000	06/01/2006
B0617945	NEW CONSTR	330,000	06/01/2006

SALES DATA					
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD
2451/1253	4/07/2021	WD	Q	I	02
GRANTOR: PERKINS DAVIS & YING					SALE PRICE
GRANTEE: BLAKE BEVERLY					
2019/0525	12/17/2015	WD	Q	I	01
GRANTOR: SHAFFER MICHAEL D & C					450,000
GRANTEE: PERKINS DAVIS & YIN					

BUILDING NOTES											
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BUILDING DIMENSIONS											
BAS=[YR=2007] W17 FSP=[YR=2007] W1 STP=[YR=2007] N2 W4 S2 E4\$ W17 S8 E18 N8\$ S8 W18 N8 W25 S38 FGR=[YR=2007] W6 PTO=[YR=2007] W5 S12 E5 N12\$ S19 E6 S3 E20 N22 W20\$ E30 FOP=[YR=2007] S2 UOP=[YR=2007] S2 E6 N2 W6 \$ E6 N7 W6 S5\$ N5 E6 S5 E11 N1 E13 N37\$.											