

LOT 206
THE SANDPIPER UNIT 1
PB 4/78 & 79

DA RIN DAVID REVOCABLE TRUST/DA RIN DAVID TRUSTEE
29058 GRANDVIEW MANOR
YULEE, FL 32097

2023

00-00-30-0605-0206-0000



BUILDING CHARACTERISTICS					MARKET ADJUSTMENTS												NASSAU COUNTY PROPERTY											
ELEMENT	CD	CONSTRUCTION	TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND	VALUATION SUMMARY													
Exterior Wall	16	WD FR STUC 100	0320	01	1,324	126.9840	120.63	159,714	1979	1979	0	0	21.50	78.50	VALUATION BY STANDARD													
Roof Structur	03	GABLE/HIP 100	1 TOWNHOUSE - 0% - 0												Heated Area: 1218 HX Base Yr													
Roof Cover	03	COMP SHNGL 100													Tax Group: 8 Tax Dist:													
Interior Wall	05	DRYWALL 100													BUILDING MARKET VALUE 125,375													
Interior Floo	14	CARPET 70													TOTAL MARKET OB/XF VALUE 2,645													
Interior Floo	08	SHT VINYL 30													TOTAL LAND VALUE - MARKET 500,000													
Air Condition	03	CENTRAL 100													TOTAL MARKET VALUE 628,020													
Heating Type	04	AIR DUCTED 100													SOH/AGL Deduction 48,705													
Bedrooms	2	100													ASSESSED VALUE 579,315													
Bathrooms	2	100													TOTAL EXEMPTION VALUE 0													
Frame	02	WOOD FRAME 100													BASE TAXABLE VALUE 579,315													
Stories	2.	100													TOTAL JUST VALUE 628,020													
Units	0	100	NCON VALUE 0																									
BUD8 Adjustme	05	DIST 1A 100	INCOME VALUE																									
Occupancy	00	NONE 100	PREVIOUS YEAR MKT VALUE 526,650																									
Quality 05 Quality Level 05															PERMIT NUM DESCRIPTION AMT ISSUED													
DOR CODE 0100 SINGLE FAMILY															20000475 DECKS 11,600 01/16/2020													
MAP NUM MKT AREA 03																												
NEIGHBORHOOD/LOC 3003.00																												
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE	SALES DATA																							
BAL	112	15	17	1,610	OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE																	
BAS	576	100	576	54,544	2433/1236	2/03/2021	WD U	I	11	100																		
FBM	48	80	38	3,598	GRANTOR: DA RIN DAVID																							
FCP	240	25	60	5,682	GRANTEE: DA RIN DAVID REVOCA																							
FOP	64	30	19	1,799	2388/0607	8/28/2020	QC U	I	11	100																		
FUS	604	100	604	57,196	GRANTOR: DA RIN DAVID REVOCABL																							
UBM	48	20	10	947	GRANTEE: DA RIN DAVID																							
TOTALS 1,692 1,324 125,375															BUILDING NOTES													
EXTRA FEATURES															BUILDING DIMENSIONS													
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	0810	CONCRETE A	0	0	0	360.00	SF	6.50	6.50	100	1980	1980	3	35	819	UBM=[YR=1993] W12 FBM=[YR=1993] W4 S12 E4 N12\$ S4												
2	1241	WD DECK G	0	0	16	144.00	UT	11.50	11.50	100	2021	2021	3	98	1,623	FCP=[YR=1993] S8 W4 S9 E16 N17 W12\$ E12 N4\$ PTR=E4 N19												
3	1241	WD DECK G	0	0	6	18.00	UT	11.50	11.50	100	2021	2021	3	98	203	FOP=[YR=1993] S4 BAS=[YR=1993] S36 E16 N36 W16\$ E16 N4 W16\$												
95082 SANDPIPER LOOP, FERNANDINA BEACH																												
BLD DATE																												
XF DATE																												
INC DATE																												
LGL DATE																												
LAND DATE																												
AG DATE																												
05/15/2023 MLU																												
TOTAL OB/XF 2,645																												
LAND DESCRIPTION																												
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	LAND VALUE	OTHER ADJUSTMENTS AND NOTES	YEAR	DENSITY	DECL	FRZ	YR	CONSRV				
1	000120	C	SFR OCN FT	0		RS-1	0.00	0.00	1.00	UT		1.00	1.00	1.00	500,000.00	500,000.00	500,000											
REVIEW DATE 11/19/2021 BY RXX Total Acres: 0.00 Total Land Value: 500,000 Market: 0 Agricultural: 0 Common: 500,000 PRINTED 08/02/2023 BY SYS																												