LOT 404
IN OR 1639/5
THE SANDPIPER #1 PB 4/78 & 79

GIBBS CHARLES R TRUST AGMT/GIBBS CHARLES R TRUSTEE
5735 EAST PEART ROAD
MORRIS, IL 60450

2023

00-00-30-0605-0404-0000

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

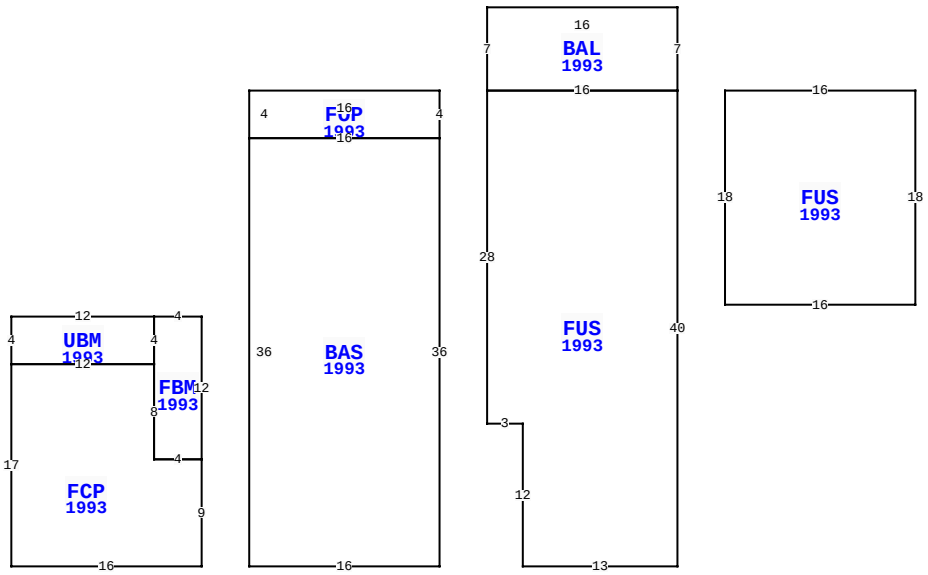
ELEMENT	CD	CONSTRUCTION
Exterior Wall	16	WD FR STUC 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 70
Interior Floo	15	HARDTILE 30
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	02	WOOD FRAME 100
Stories	3.	3. 100
Units		0 100
BUD8 Adjustme	05	DIST 1A 100
Occupancy	00	NONE 100
Quality	05	Quality Level 05
DOR CODE	0100	SINGLE FAMILY
MAP NUM		MKT AREA 03
NEIGHBORHOOD/LOC	3003.00	

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAL	112	15	17	1,837
BAS	576	100	576	62,239
FBM	48	80	38	4,106
FCP	240	25	60	6,484
FOP	64	30	19	2,053
FUS	288	100	288	31,120
FUS	604	100	604	65,265
UBM	48	20	10	1,080
TOTALS	1,980		1,612	174,185

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0320	01	1,612	127.7958	121.41	195,713	1979	2000	0	0	0	11.00	89.00

1 TOWNHOUSE - 0% - 0 Heated Area: 1506 HX Base Yr



BLD DATE		LGL DATE	
XF DATE		LAND DATE	05/15/2023 MLU
INC DATE		AG DATE	

95116 SANDPIPER LOOP, FERNANDINA BEACH

NASSAU COUNTY PROPERTY — VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 8	Tax Dist:
BUILDING MARKET VALUE	174,185
TOTAL MARKET OB/XF VALUE	1,368
TOTAL LAND VALUE - MARKET	500,000
TOTAL MARKET VALUE	675,553
SOH/AGL Deduction	161,477
ASSESSED VALUE	514,076
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	514,076
TOTAL JUST VALUE	675,553
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	573,433

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B0007703	REMODEL	38,000	11/01/2000

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U /	V I /	RSN CD	SALE PRICE
1639/0005	8/28/2009	WD	U	I	30	100
GRANTOR: GIBBS CHARLES ROBERT						
GRANTEE: GIBBS CHARLES R TRU						
0939/0841	7/06/2000	WD	U	I	12	381,600
GRANTOR: HICKS MICHAEL W & MAR						
GRANTEE: GIBBS CHARLES ROBER						

BUILDING NOTES

BUILDING DIMENSIONS

FBM=[YR=1993] W4 UBM=[YR=1993] W12 S4 E12 N4$ S4
FCP=[YR=1993] W12 S17 E16 N9 W4 N8$ S8 E4 N12$ PTR=E4 N19
FOP=[YR=1993] S4 BAS=[YR=1993] S36 E16 N36 W16$E16 N4 W16$
E20 N7 BAL=[YR=1993] S7 FUS=[YR=1993] S28 E3 S12 E13 N40 W16$
E16 N7 W16$ E20 S7 FUS=[YR=1993] S18 E16 N18 W16$ N7 W20 S7
W20 S19 W4$.

EXTRA FEATURES

LN	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	0	360.00	SF	6.50	6.50	100	1980	1980	3	35	819	
2	1241	WD DECK G	0	0	16	9	144.00	UT	11.50	11.50	100	2000	2000	3	29	480	
3	1241	WD DECK G	0	0	3	6	18.00	UT	13.23	13.23	100	2000	2000	3	29	69	

LAND DESCRIPTION

TOTAL OB/XF 1,368

LN	USE CODE	CLS	LAND USE DESCRIPTION	CAP	RD	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	DT	DPTH 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 05/23/2017 BY DJX Total Acres: 0.00 Total Land Value: 500,000 Market: 0 Agricultural: 0 Common: 500,000 PRINTED 08/02/2023 BY SYS