LOT 603
THE SANDPIPER UNIT 1
PB 4/78 & 79

SANDPIPER 95156 LLC
19114 MAGNOLIA FARMS LANE
ODESSA, FL 33556

**2023**

**00-00-30-0605-0603-0000**

## NASSAU COUNTY PROPERTY



### BUILDING CHARACTERISTICS

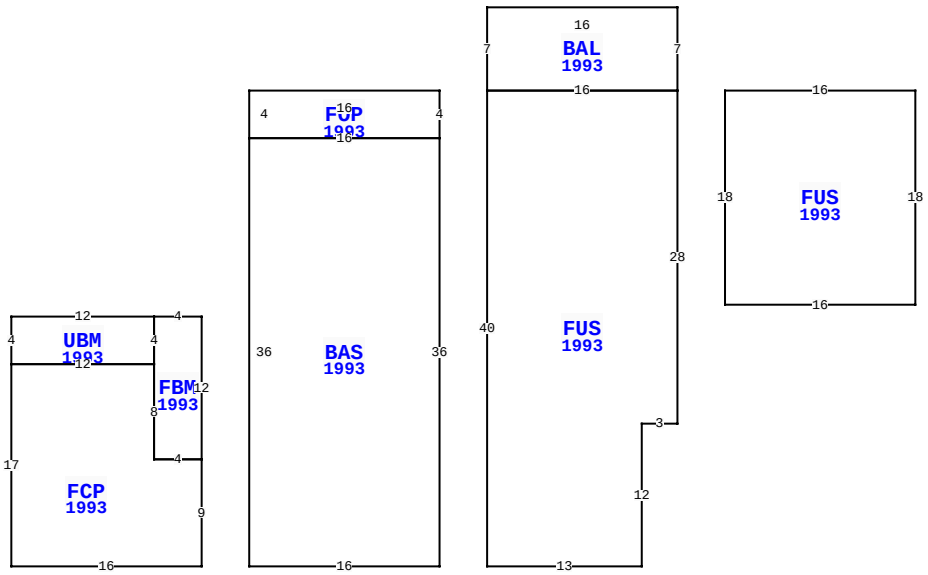
| ELEMENT | CD | CONSTRUCTION |
|---|---|---|
| Exterior Wall | 16 | WD FR STUC 100 |
| Roof Structur | 03 | GABLE/HIP 100 |
| Roof Cover | 03 | COMP SHNGL 100 |
| Interior Wall | 05 | DRYWALL 100 |
| Interior Floo | 14 | CARPET 60 |
| Interior Floo | 15 | HARDTILE 40 |
| Air Condition | 03 | CENTRAL 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 | 1,753 |
| BAS | 576 | 100 | 576 | 59,411 |
| FBM | 48 | 80 | 38 | 3,919 |
| FCP | 240 | 25 | 60 | 6,188 |
| FOP | 64 | 30 | 19 | 1,960 |
| FUS | 288 | 100 | 288 | 29,706 |
| FUS | 604 | 100 | 604 | 62,299 |
| UBM | 48 | 20 | 10 | 1,032 |
| TOTALS | 1,980 | | 1,612 | 166,267 |

### 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 | 129.2544 | 122.79 | 197,937 | 1980 | 1990 | 0 | 0 | 0 | 16.00 | 84.00 |

1 TOWNHOUSE - 0% - 2023 Heated Area: 1506 HX Base Yr




| | | | | | |
|---|---|---|---|---|---|
| BLD DATE | 05/16/2006 | PPF | LGL DATE | | |
| XF DATE | | | LAND DATE | 05/15/2023 | MLU |
| INC DATE | | | AG DATE | | |

95156 SANDPIPER LOOP, FERNANDINA BEACH

### NASSAU COUNTY PROPERTY — VALUATION SUMMARY

| | |
|---|---|
| VALUATION BY | STANDARD |
| Tax Group: 8 | Tax Dist: |
| BUILDING MARKET VALUE | 166,267 |
| TOTAL MARKET OB/XF VALUE | 2,865 |
| TOTAL LAND VALUE - MARKET | 500,000 |
| TOTAL MARKET VALUE | 669,132 |
| SOH/AGL Deduction | 0 |
| ASSESSED VALUE | 669,132 |
| TOTAL EXEMPTION VALUE | 0 |
| BASE TAXABLE VALUE | 669,132 |
| TOTAL JUST VALUE | 669,132 |
| NCON VALUE | 0 |
| INCOME VALUE | |
| PREVIOUS YEAR MKT VALUE | 566,528 |

| PERMIT NUM | DESCRIPTION | AMT | ISSUED |
|---|---|---|---|
| 1908911 | UPPDECK | 7,703 | 11/14/2019 |
| B23150 | REPAIR/RRF | 60,000 | 12/01/2009 |

### SALES DATA

| OFF RECORD Number | DATE | TYPE INST | Q U | V I | RSN CD | SALE PRICE |
|---|---|---|---|---|---|---|
| 2568/1139 | 5/25/2022 | WD | U | I | 11 | 100 |
| GRANTOR: SIVO INVESTMENTS LLC | | | | | | |
| GRANTEE: SANDPIPER 95156 LLC | | | | | | |
| 2565/0573 | 5/20/2022 | WD | Q | I | 01 | 950,000 |
| GRANTOR: LEWIS DAVID T & FRANC | | | | | | |
| GRANTEE: SIVO INVESTMENTS LL | | | | | | |

### 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] S40 E13 N12 E3 N28 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 | 0500 | FP-PRE FAB | 0 | 0 | 0 | 0 | 1.00 | UT | 3,500.00 | 3,500.00 | 100 | 1980 | 1980 | 3 | 49 | 1,715 | |
| 2 | 0810 | CONCRETE A | 0 | 0 | 0 | 0 | 360.00 | SF | 6.50 | 6.50 | 100 | 1980 | 1980 | 3 | 35 | 819 | |
| 3 | 1241 | WD DECK G | 0 | 0 | 16 | 9 | 144.00 | UT | 11.50 | 11.50 | 100 | 1980 | 1980 | 3 | 20 | 331 | |

### LAND DESCRIPTION

TOTAL OB/XF 2,865

| 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 02/15/2018 BY DJX Total Acres: 0.00 Total Land Value: 500,000 Market: 0 Agricultural: 0 Common: 500,000 PRINTED 08/02/2023 BY SYS