LOT 604
IN OR 456 PG 343
THE SANDPIPER 1 PB 4/78 & 79

STOKES MARILYN J & MARY JO
8091 CR 121
BRYCEVILLE, FL 32009

2023

00-00-30-0605-0604-0000

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

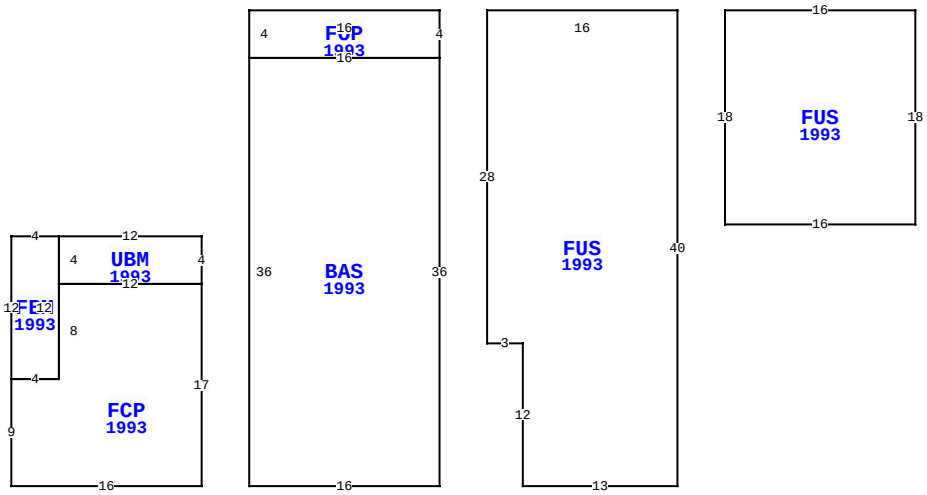
ELEMENT	CD	CONSTRUCTION
Exterior Wall	16	WD FR STUC 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 70
Interior Floo	08	SHT VINYL 30
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	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
BAS	576	100	576	53,353
FBM	48	80	38	3,520
FCP	240	25	60	5,558
FOP	64	30	19	1,760
FUS	288	100	288	26,677
FUS	604	100	604	55,947
UBM	48	20	10	927
TOTALS	1,868		1,595	147,741

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0320	01	1,595	123.4200	117.25	187,014	1980	1980	0	0	0	21.00	79.00

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



95158 SANDPIPER LOOP, FERNANDINA BEACH

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

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 8	Tax Dist:
BUILDING MARKET VALUE	147,741
TOTAL MARKET OB/XF VALUE	1,150
TOTAL LAND VALUE - MARKET	500,000
TOTAL MARKET VALUE	648,891
SOH/AGL Deduction	166,872
ASSESSED VALUE	482,019
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	482,019
TOTAL JUST VALUE	648,891
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	547,105

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
0456/0343	5/01/1985	WD	Q	I		113,500
GRANTOR:						
GRANTEE:						
0314/0543	5/01/1980	WD	Q	I		75,000
GRANTOR:						
GRANTEE:						

BUILDING NOTES

BUILDING DIMENSIONS

UBM=[YR=1993] W12 FBM=[YR=1993] W4 S12 E4 N12$ S4
FCP=[YR=1993] S8 W4 S9 E16 N17 W12$ E12 N4$ PTR=E4 N19
FOP=[YR=1993] S4 BAS=[YR=1993] S36 E16 N36 W16$ E16 N4 W16$
E20 FUS=[YR=1993] S28 E3 S12 E13 N40 W16$ E20 FUS=[YR=1993]
S18 E16 N18 W16$ W40 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	1980	1980	3	20	331	

LAND DESCRIPTION

TOTAL OB/XF 1,150

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