LOT 606
THE SANDPIPER 1 PB 4/78 & 79

WEEKS SCOTT
95162 SANDPIPER LOOP
FERNANDINA BEACH, FL 32034

2023

00-00-30-0605-0606-0000

BUILDING CHARACTERISTICS

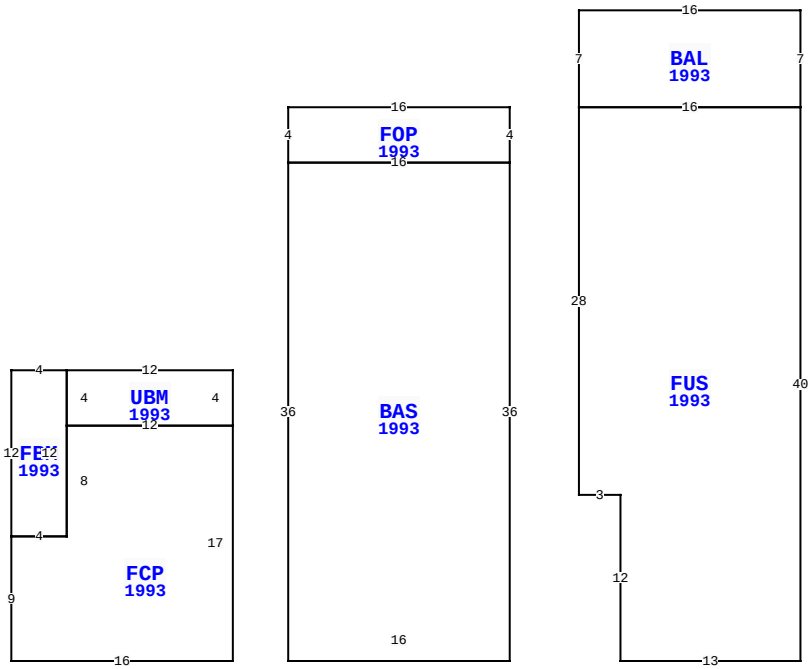
ELEMENT	CD	CONSTRUCTION
Exterior Wall	16	WD FR STUC 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 70
Interior Floo	08	SHT VINYL 30
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	02	WOOD FRAME 100
Stories	2.	2. 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	1,635
BAS	576	100	576	55,388
FBM	48	80	38	3,654
FCP	240	25	60	5,769
FOP	64	30	19	1,827
FUS	604	100	604	58,080
UBM	48	20	10	961
TOTALS	1,692		1,324	127,314

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0320	01	1,324	128.1280	121.72	161,157	1980	1980	0	0	0	21.00	79.00

1 TOWNHOUSE - 100% - 2022 Heated Area: 1218 HX Base Yr 2022



95162 SANDPIPER LOOP, FERNANDINA BEACH

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

NASSAU COUNTY PROPERTY

PAGE 1 of 1 8

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 8	Tax Dist:	
BUILDING MARKET VALUE		127,314
TOTAL MARKET OB/XF VALUE		1,150
TOTAL LAND VALUE - MARKET		500,000
TOTAL MARKET VALUE		628,464
SOH/AGL Deduction		85,781
ASSESSED VALUE		542,683
TOTAL EXEMPTION VALUE	HX HB WR	55,000
BASE TAXABLE VALUE		487,683
TOTAL JUST VALUE		628,464
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		526,877

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U /	V I /	RSN CD	SALE PRICE
2441/0183	3/10/2021	WD	U	I	40	400,000
GRANTOR: WKC HOLDINGS LLC						
GRANTEE: WEEKS SCOTT						
2393/0055	9/14/2020	WD	U	I	11	100
GRANTOR: 1995 COOK LIMITED PAR						
GRANTEE: WKC HOLDINGS LLC						

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=S21 E4
BAS=[YR=1993] E16 N36 FOP=[YR=1993] N4 W16 S4 E16$ W16 S36$
E24 FUS=[YR=1993] E13 N40 BAL=[YR=1993] N7 W16 S7 E16$ W16
S28 E3 S12$ W28 N21$.

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	100	0	0	360.00	SF	6.50	6.50	100	1980	1980	3	35	819	
2	1241	WD DECK G	0	100	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	100		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