UNIT B
IN OR 1847/20
THE SANDPIPER UNIT 2 UNR

THE THREE J'S PARTNERSHIP
1417 SADLER RD #381
FERNANDINA BEACH, FL 32034

**2023**

**00-00-30-0606-000B-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 | | 3.5 100 |
| Frame | 02 | WOOD FRAME 100 |
| Stories | 1. | 1. 100 |
| Units | | 0 100 |
| BUD8 Adjustme | 05 | DIST 1A 100 |
| Quality | 04 | Quality Level 04 |

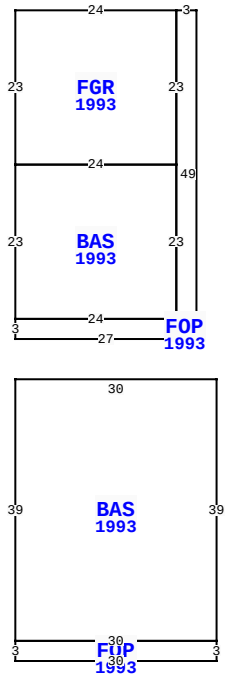
| | | | |
|---|---|---|---|
| DOR CODE | 0100 | SINGLE FAMILY | |
| MAP NUM | | MKT AREA | 03 |
| NEIGHBORHOOD/LOC | 3003.00 | | |

| AREA TYPE | TOTAL GROSS AREA | PCT OF BASE | TOT ADJ AREA | SUBAREA MARKET VALUE |
|---|---|---|---|---|
| BAS | 552 | 100 | 552 | 54,183 |
| BAS | 1,170 | 100 | 1,170 | 114,845 |
| FGR | 552 | 55 | 304 | 29,840 |
| FOP | 90 | 30 | 27 | 2,650 |
| FOP | 219 | 30 | 66 | 6,479 |
| TOTALS | 2,583 | | 2,119 | 207,996 |

## MARKET ADJUSTMENTS

| TYPE | MDL | EFF. AREA | TOT ADJ PTS | EFF. BASE RATE | REPL. COST NEW | AYB | EYB | ECON | FNCT | | NORM | % COND |
|---|---|---|---|---|---|---|---|---|---|---|---|---|
| 0300 | 11 | 2,119 | 146.1768 | 124.25 | 263,286 | 1980 | 1980 | 0 | 0 | 0 | 21.00 | 79.00 |

1 SFR PATIO – 0% - 0 Heated Area: 1722 HX Base Yr




95174 SANDPIPER LOOP, FERNANDINA BEACH

| | | | |
|---|---|---|---|
| BLD DATE | 05/12/2006 PPF | LGL DATE | 05/15/2023 MLU |
| XF DATE | | LAND DATE | |
| INC DATE | | AG DATE | |

## NASSAU COUNTY PROPERTY

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### VALUATION SUMMARY

| | |
|---|---|
| VALUATION BY | STANDARD |
| Tax Group: 8 | Tax Dist: |
| BUILDING MARKET VALUE | 207,996 |
| TOTAL MARKET OB/XF VALUE | 4,780 |
| TOTAL LAND VALUE - MARKET | 600,000 |
| TOTAL MARKET VALUE | 812,776 |
| SOH/AGL Deduction | 38,704 |
| ASSESSED VALUE | 774,072 |
| TOTAL EXEMPTION VALUE | 0 |
| BASE TAXABLE VALUE | 774,072 |
| TOTAL JUST VALUE | 812,776 |
| NCON VALUE | 0 |
| INCOME VALUE | |
| PREVIOUS YEAR MKT VALUE | 734,322 |

| PERMIT NUM | DESCRIPTION | AMT | ISSUED |
|---|---|---|---|
| E1326265 | NEW CONSTR | 11 | 06/01/2013 |
| B1327197 | 1/2 BATH | 40,000 | 05/01/2013 |
| B24166 | REPAIR/RRF | 4,900 | 12/01/2010 |

## SALES DATA

| OFF RECORD Number | DATE | TYPE INST | Q / U | V / I | RSN CD | SALE PRICE |
|---|---|---|---|---|---|---|
| 1954/0172 | 12/01/2014 | ML | U | I | 11 | 0 |
| GRANTOR: THE THREE J'S PARTNER | | | | | | |
| GRANTEE: MORRIS NANCY BROWN | | | | | | |
| 1847/0020 | 3/20/2013 | WD | Q | I | 02 | 455,000 |
| GRANTOR: MARTIN T BALDWIN JR & | | | | | | |
| GRANTEE: THE THREE J'S PARTN | | | | | | |

## BUILDING NOTES

## BUILDING DIMENSIONS

FOP=[YR=1993] W3 FGR=[YR=1993] W24 S23 E24 N23$ S23
BAS=[YR=1993] W24 S23 E24 N23$ S23 W24 S3 E27 N49$ PTR= S55
E3 BAS=[YR=1993] S39 FOP=[YR=1993] S3 W30 N3 E30$ W30 N39
E30$ W3 N55$.

## 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 | 0802 | ASPHALT B | 0 | 0 | 0 | 0 | 1,190.00 | SF | 2.40 | 2.40 | 100 | 1980 | 1980 | 3 | 50 | 1,428 | |
| 3 | 1242 | WD DECK A | 0 | 0 | 0 | 0 | 382.00 | SF | 10.00 | 10.00 | 100 | 1980 | 1980 | 3 | 20 | 764 | |
| 4 | 0415 | BEACHWALK | 0 | 0 | 245 | 4 | 490.00 | SF | 5.75 | 5.75 | 100 | 2006 | 2006 | 3 | 31 | 873 | |

## LAND DESCRIPTION

TOTAL OB/XF 4,780

| 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 | 30.00 | 213.00 | 1.00 | UT | | 1.00 | 1.00 | 1.00 | 600,000.00 | 600,000.00 | 600,000 | | | | | | | |

REVIEW DATE 01/07/2019 BY DJA Total Acres: 0.00 Total Land Value: 600,000 Market: 0 Agricultural: 0 Common: 600,000 PRINTED 08/02/2023 BY SYS