PT OF LOT 73
IN OR 1165/1952
SUB PT OF SEC 4 PB 0/59

BRUCH LYNN T
895 NISSEN DRIVE
FERNANDINA BEACH, FL 32034

2023

00-00-30-0740-0073-0010

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	05	AVERAGE 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 100
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2.5 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100
BUD8 Adjustme	05	DIST 1A 100
Occupancy	00	NONE 100
Quality	03	Quality Level 03

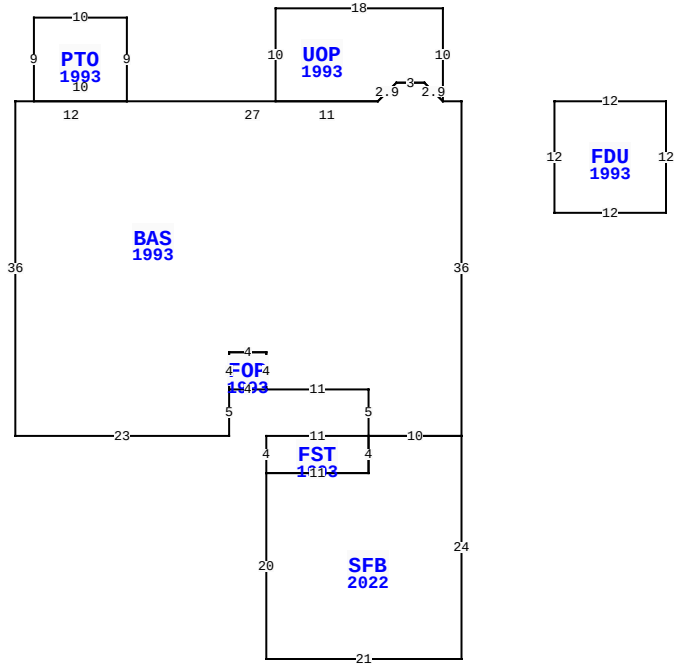
DOR CODE 0100 SINGLE FAMILY
MAP NUM | MKT AREA 02
NEIGHBORHOOD/LOC 2021.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,647	100	1,647	169,142
FDU	144	65	94	9,654
FOP	16	30	5	514
FST	44	55	24	2,465
PTO	90	5	4	410
SFB	460	80	368	37,792
UOP	170	20	34	3,492
TOTALS	2,571		2,176	223,469

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0900	01	2,176	103.8800	123.36	268,431	1984	1984	0	0	0	16.75	83.25

1 SNGL FAM – 100% - 2004 Heated Area: 2015 HX Base Yr 2004



895 NISSEN DR, FERNANDINA BEACH

BLD DATE		LGL DATE	
XF DATE		LAND DATE	
INC DATE		AG DATE	

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 8	Tax Dist:	
BUILDING MARKET VALUE		223,469
TOTAL MARKET OB/XF VALUE		3,784
TOTAL LAND VALUE - MARKET		105,000
TOTAL MARKET VALUE		332,253
SOH/AGL Deduction		125,983
ASSESSED VALUE		206,270
TOTAL EXEMPTION VALUE	HX HB	50,000
BASE TAXABLE VALUE		156,270
TOTAL JUST VALUE		332,253
NCON VALUE		43,622
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		271,409

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1165/1952	8/27/2003	WD	Q	I		174,100
GRANTOR: POSTELL RICKY LYNN &						
GRANTEE: BRUCH LYNN T						
1080/1556	9/16/2002	WD	Q	I		155,000
GRANTOR: LYLE JOSEPH & BARBARA						
GRANTEE: POSTELL RICKY L & A						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1993] W2 UOP=[YR=1993] N10 W18 S10 E11 U2 R2 E3 D2 R2 $ U2 L2 W3 D2 L2 W27 PTO=[YR=1993] N9 W10 S9 E10$ W12S36 E23 N5 FOP=[YR=1993] E4 N4 W4 S4$ N4E4 S4 E11 S5 FST=[YR=1993] W11 S4 SFB=[YR=2022] S20 E21 N24 W10 S4 W11$ E11 N4 $ E10 N36 $ PTR= E10 FDU=[YR=1993] E12 S12 W12N12$ W10$.

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	100	0	0	1.00	UT	3,500.00	3,500.00	100	1984	1984	3	58	2,030	
2	0811	CONCRETE B	0	100	48	12	576.00	SF	5.20	5.20	100	1984	1984	3	47	1,408	
3	0681	POLE SHED	0	100	12	8	96.00	SF	15.00	15.00	100	1995	1995	3	24	346	

LAND DESCRIPTION

TOTAL OB/XF 3,784

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	000100	C	SFR	100		RS-2	184.00	153.00	1.00	LT		1.00	1.00	1.00	105,000.00	105,000.00	105,000							

REVIEW DATE 02/14/2021 BY TWA Total Acres: 0.00 Total Land Value: 105,000 Market: 0 Agricultural: 0 Common: 105,000 PRINTED 08/02/2023 BY SYS