LOT 4 & W1.1 FT OF LOT 5
IN OR 1222/403
THE SANDPIPER #2 PB 6/233

ALLEN PHILLIP E & MARGARET A
95043 SANDPIPER LOOP
FERNANDINA BEACH, FL 32034

2023

00-00-30-2060-0004-0000

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

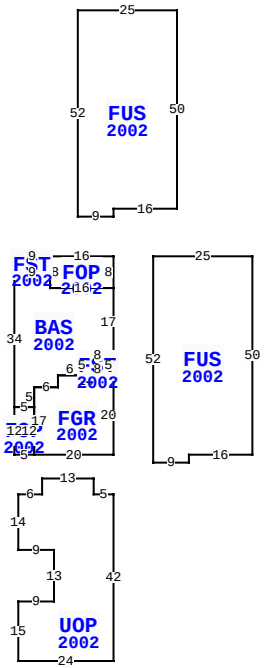
ELEMENT	CD	CONSTRUCTION
Exterior Wall	17	CB STUCCO 100
Roof Structur	01	FLAT 100
Roof Cover	07	CONC TILE 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 80
Interior Floo	11	CLAY TILE 20
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		4 100
Bathrooms		4 100
Frame	02	WOOD FRAME 100
Stories	3.	3. 100
Units		0 100
Quality	05	Quality Level 05
DOR CODE	0100	SINGLE FAMILY
MAP NUM		MKT AREA 03
NEIGHBORHOOD/LOC	3004.00	

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	604	100	604	71,804
FGR	382	55	210	24,965
FOP	60	30	18	2,140
FOP	128	30	38	4,517
FST	36	55	20	2,378
FST	40	55	22	2,615
FUS	1,268	100	1,268	150,741
FUS	1,268	100	1,268	150,741
UOP	943	20	189	22,469
TOTALS	4,729		3,637	432,370

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0320	11	3,637	139.0464	132.09	480,411	2002	2002	0	0	0	10.00	90.00

1 TOWNHOUSE - 100% - 2006 Heated Area: 3140 HX Base Yr 2006



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

95043 SANDPIPER LOOP, FERNANDINA BEACH

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 8	Tax Dist:	
BUILDING MARKET VALUE		432,370
TOTAL MARKET OB/XF VALUE		31,716
TOTAL LAND VALUE - MARKET		450,000
TOTAL MARKET VALUE		914,086
SOH/AGL Deduction		422,750
ASSESSED VALUE		491,336
TOTAL EXEMPTION VALUE	HX HB	50,000
BASE TAXABLE VALUE		441,336
TOTAL JUST VALUE		914,086
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		766,992

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1222/0403	4/14/2004	WD	Q	I		641,000
GRANTOR: HESTER WAYNE &						
GRANTEE: ALLEN PHILLIP E & M						
1208/0971	2/17/2004	WD	U	I	07	100
GRANTOR: BRYLEN HOMES LTD						
GRANTEE: HESTER STEVEN & DAN						

BUILDING NOTES

BUILDING DIMENSIONS

FOP=[YR=2002] W16 FST=[YR=2002] W9 S4 BAS=[YR=2002] S34 FOP=[YR=2002] S12 E5 FGR=[YR=2002] E20 N20 FST=[YR=2002] N5 W8 S5 E8 $ W14 S3 W6 S17 $ N12 W5 $ E5 N5 E6 N3 E6 N5 E8 N17 W16 N4 W9 $ E9 N4 $ S8 E16 N8 $ PTR= E10 FUS=[YR=2002] E25 S50 W16 S2 W9 N52 $ W10 $ PTR= N10 FUS=[YR=2002] N2 E16 N50 W25 S52 E9 $ S10 $ PTR= S60 UOP=[YR=2002] S42 W24 N15 E9 N13 W9 N14 E6 N4 E13 S4 E5 $ N60 $.

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	0811	CONCRETE B	0	100	0	0	783.00	SF	5.20	5.20	100	2002	2002	3	83	3,379	
2	0810	CONCRETE A	0	100	9	5	45.00	SF	6.50	6.50	100	2002	2002	3	83	243	
3	0410	ELEVATOR	0	100	0	0	1.00	UT	10,000.00	10,000.00	100	2002	2002	3	100	10,000	
4	1126	CB/STC 8"	0	100	0	0	319.00	SF	8.00	8.00	100	2006	2006	3	88	2,246	
5	1273	H-SHUTR RD	0	100	0	0	62.00	UT	325.00	325.00	100	2006	2006	3	31	6,247	
6	1272	H-SHUTR MD	0	100	0	0	14.00	UT	133.00	133.00	100	2006	2006	3	31	577	
7	1076	TRELLIS A	0	100	0	0	128.00	SF	7.50	7.50	100	2009	2009	3	60	576	
8	0462	ST/AL FNC	0	100	0	0	765.00	SF	10.00	10.00	100	2009	2009	3	60	4,590	
9	0810	CONCRETE A	0	100	0	0	280.00	SF	6.50	6.50	100	2009	2009	3	91	1,656	
10	0855	CONC PAVER	0	100	0	0	242.00	SF	10.00	10.00	100	2009	2009	3	91	2,202	

TOTAL OB/XF 31,716

LAND DESCRIPTION

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		RG-1	0.00	0.00	1.00	UT		1.00	1.00	1.00	450,000.00	450,000.00	450,000							

REVIEW DATE 02/20/2018 BY DJX Total Acres: 0.00 Total Land Value: 450,000 Market: 0 Agricultural: 0 Common: 450,000 PRINTED 08/02/2023 BY SYS