LOT 13
THE SANDPIPER #2 PB 6/233

CARBONNEAU DANIEL J
95151 SANDPIPER LOOP
FERNANDINA BEACH, FL 32034

2023

00-00-30-2060-0013-0000

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

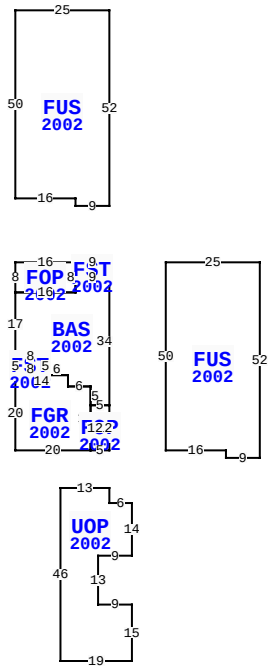
ELEMENT	CD	CONSTRUCTION
Exterior Wall	17	CB STUCCO 100
Roof Structur	01	FLAT 100
Roof Cover	07	CONC TILE 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 70
Interior Floo	11	CLAY TILE 30
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		4 100
Bathrooms		3 100
Frame	02	WOOD 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	70,733
FGR	382	55	210	24,593
FOP	60	30	18	2,108
FOP	128	30	38	4,451
FST	36	55	20	2,342
FST	40	55	22	2,577
FUS	1,268	100	1,268	148,493
FUS	1,268	100	1,268	148,493
UOP	733	20	147	17,215
TOTALS	4,519		3,595	421,003

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0320	11	3,595	136.9656	130.12	467,781	2002	2002	0	0	0	10.00	90.00

1 TOWNHOUSE - 100% - 2022 Heated Area: 3140 HX Base Yr 2022



95151 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		421,003
TOTAL MARKET OB/XF VALUE		17,329
TOTAL LAND VALUE - MARKET		450,000
TOTAL MARKET VALUE		888,332
SOH/AGL Deduction		121,619
ASSESSED VALUE		766,713
TOTAL EXEMPTION VALUE	HX HB	50,000
BASE TAXABLE VALUE		716,713
TOTAL JUST VALUE		888,332
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		744,382

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B1226560	WINDOW	12,674	10/01/2012

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2340/1955	2/21/2020	WD	Q	I	01	715,000
GRANTOR: WILKE THELMA J & DAVI						
GRANTEE: CARBONNEAU DANIEL J						
1751/1505	8/11/2011	QC	U	I	11	200,400
GRANTOR: WILKE THELMA J						
GRANTEE: WILKE THELMA J & DA						

BUILDING NOTES

BUILDING DIMENSIONS

FST=[YR=2002] W9 FOP=[YR=2002] W16 S8 BAS=[YR=2002] S17 FST=[YR=2002] S5 FGR=[YR=2002] S20 E20 FOP=[YR=2002] E5 N12 W5 S12 $ N17 W6 N3 W14 $ E8 N5 W8 $ E8 S5 E6 S3 E6 S5 E5 N34 W9 S4 W16 $ E16 N8 $ S4 E9 N4 $ PTR= E15 FUS=[YR=2002] E25 S52 W9 N2 W16 N50 $ W15 $ PTR= N15 FUS=[YR=2002] N52 W25 S50 E16 S2 E9 $ S15 $ PTR= S60 UOP=[YR=2002] S4 E6 S14 W9 S13 E9 S15 W19 N46 E13 $ 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	0812	CONCRETE C	0	100	0	0	1,209.00	SF	4.00	4.00	100	2002	2002	3	83	4,014	
2	0810	CONCRETE A	0	100	0	0	50.00	SF	6.50	6.50	100	2002	2002	3	83	270	
3	0410	ELEVATOR	0	100	0	0	1.00	UT	10,000.00	10,000.00	100	2002	2002	3	100	10,000	
4	0500	FP-PRE FAB	0	100	0	0	1.00	UT	3,500.00	3,500.00	100	2002	2002	3	87	3,045	

LAND DESCRIPTION

TOTAL OB/XF 17,329

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 03/27/2017 BY DJX Total Acres: 0.00 Total Land Value: 450,000 Market: 0 Agricultural: 0 Common: 450,000 PRINTED 08/02/2023 BY SYS