LOT 15
THE SANDPIPER #2 PB 6/233

PLOEHN ROBERT H/LI JIANYONG
95016 SANDPIPER LOOP
FERNANDINA BEACH, FL 32034

2023

00-00-30-2060-0015-0000

BUILDING CHARACTERISTICS

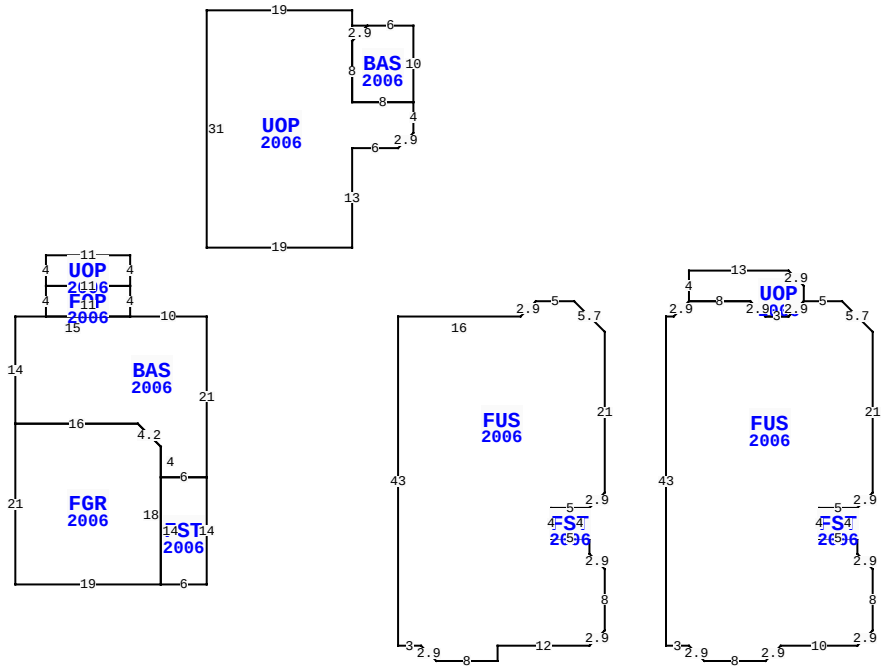
ELEMENT	CD	CONSTRUCTION
Exterior Wall	17	CB STUCCO 100
Roof Structur	01	FLAT 100
Roof Cover	07	CONC TILE 100
Interior Wall	05	DRYWALL 100
Interior Floo	11	CLAY TILE 60
Interior Floo	12	HARDWOOD 40
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		3.5 100
Frame	02	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	78	100	78	10,218
BAS	397	100	397	52,010
FGR	395	55	217	28,429
FOP	44	30	13	1,703
FST	20	55	11	1,441
FST	20	55	11	1,441
FST	84	55	46	6,026
FUS	1,173	100	1,173	153,672
FUS	1,195	100	1,195	156,555
UOP	44	20	9	1,179
TOTALS	4,155		3,291	431,147

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0320	11	3,291	149.8938	142.40	468,638	2006	2006	0	0	0	8.00	92.00

1 TOWNHOUSE - 100% - 2021 Heated Area: 2843 HX Base Yr 2021



** This building has 12 Sub-Areas

BLD DATE	11/06/2006 0	LGL DATE	
XF DATE		LAND DATE	05/15/2023 MLU
INC DATE		AG DATE	

95016 SANDPIPER LOOP, FERNANDINA BEACH

NASSAU COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 8	Tax Dist:	
BUILDING MARKET VALUE		431,147
TOTAL MARKET OB/XF VALUE		24,129
TOTAL LAND VALUE - MARKET		450,000
TOTAL MARKET VALUE		905,276
SOH/AGL Deduction		377,951
ASSESSED VALUE		527,325
TOTAL EXEMPTION VALUE	HX HB	50,000
BASE TAXABLE VALUE		477,325
TOTAL JUST VALUE		905,276
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		757,880

PERMIT NUM	DESCRIPTION	AMT	ISSUED
E0617541	ELEC OTHER	2,000	06/01/2006
C0312046	CO ISSUED	370,440	12/01/2003
B0312046	NEW CONSTR	370,440	12/01/2003
R035668	REPAIR/RRF	5,000	12/01/2003

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2380/1714	7/31/2020	WD	Q	I	01	718,000
GRANTOR: HARVEY STEVEN						
GRANTEE: PLOEHN ROBERT H & J						
1861/0023	6/07/2013	WD	Q	I	01	530,000
GRANTOR: MCKINNON BOBBY E & BE						
GRANTEE: HARVEY STEVEN						

BUILDING NOTES

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	0855	CONC PAVER	0	100	0	0	880.00	SF	10.00	10.00	100	2006	2006	3	88	7,744	
2	0855	CONC PAVER	0	100	41	4	164.00	SF	10.00	10.00	100	2006	2006	3	88	1,443	
3	0855	CONC PAVER	0	100	9	4	36.00	SF	10.00	10.00	100	2006	2006	3	88	317	
4	1123	CB 8"	0	100	0	0	266.00	SF	6.15	6.15	100	2006	2006	3	88	1,440	
5	0500	FP-PRE FAB	0	100	0	0	1.00	UT	3,500.00	3,500.00	100	2006	2006	3	91	3,185	
6	0410	ELEVATOR	0	100	0	0	1.00	UT	10,000.00	10,000.00	100	2006	2006	3	100	10,000	

BUILDING DIMENSIONS

BAS=[YR=2006] W10 FOP=[YR=2006] N4 UOP=[YR=2006] N4 W11 S4 E11$ W11 S4 E11$ W15 S14 FGR=[YR=2006] S21 E19 FST=[YR=2006] E6 N14 W6 S14$ N18 U3 L3 W16$ E16 D3 R3 S4 E6 N21$ PTR=[YR=2006] E25 FUS=[YR=2006] E16 U2 R2 E5 D4 R4 S21 D2 L2 FST=[YR=2006] W5 S4 E5 N4$ S6 D2 R2 S8 L2 D2 W12 S2 W8 U2 L2 W3 N43$ W25$ PTR=[YR=2006] E60 FUS=[YR=2006] E1 U2 R2 UOP=[YR=2006] N4 E13 D2 R2 S2 D2 L2 W3 U2 L2 W8$ E8 D2 R2 E3 U2 R2 E5 D4 R4 S21 D2 L2 FST=[YR=2006] W5 S4 E5 N4$ S6 D2 R2 S8 D2 L2 W10 D2 L2 W8 U2 L2 W3 N43$ W60$ PTR=[YR=2006] N40 UOP=[YR=2006] E19 S2 E2 BAS=[YR=2006] E6 S10 W8 N8 U2 R2 $ L2 D2 S8 E8 S4 D2 L2 W6 S13 W19 N31$ S40$.

LAND DESCRIPTION

TOTAL OB/XF 24,129

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