LOT 17
IN OR 1787/388
THE SANDPIPER #2 PB 6/233

BRUCE JACKSON M & SALLY L
95024 SANDPIPER LOOP
FERNANDINA BEACH, FL 32034

2023

00-00-30-2060-0017-0000

BUILDING CHARACTERISTICS

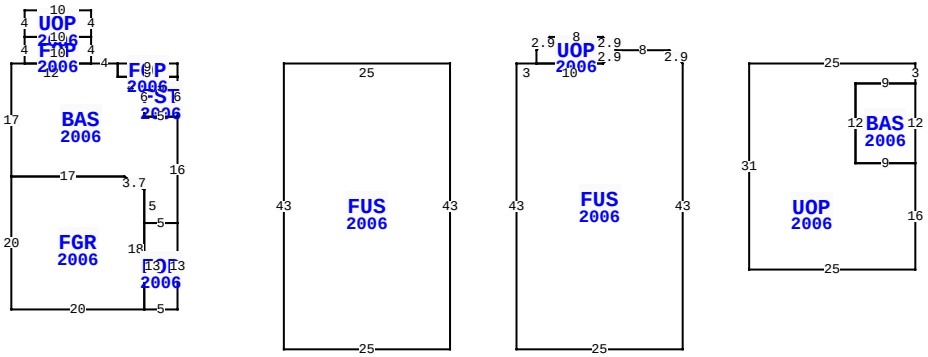
ELEMENT	CD	CONSTRUCTION
Exterior Wall	17	CB STUCCO 100
Roof Structur	01	FLAT 100
Roof Cover	07	CONC TILE 100
Interior Wall	05	DRYWALL 100
Interior Floo	11	CLAY TILE 50
Interior Floo	14	CARPET 50
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		3 100
Frame	02	WOOD 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	108	100	108	13,760
BAS	415	100	415	52,871
FGR	397	55	218	27,774
FOP	18	30	5	637
FOP	40	30	12	1,529
FOP	65	30	20	2,548
FST	30	55	16	2,039
FUS	1,075	100	1,075	136,957
FUS	1,095	100	1,095	139,505
UOP	40	20	8	1,019
TOTALS	3,992		3,113	396,601

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0320	11	3,113	145.7648	138.48	431,088	2006	2006	0	0	0	8.00	92.00

1 TOWNHOUSE - 100% - 2013 Heated Area: 2693 HX Base Yr 2013



** This building has 12 Sub-Areas

95024 SANDPIPER LOOP, FERNANDINA BEACH

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

NASSAU COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 8	Tax Dist:	
BUILDING MARKET VALUE		396,601
TOTAL MARKET OB/XF VALUE		12,319
TOTAL LAND VALUE - MARKET		450,000
TOTAL MARKET VALUE		858,920
SOH/AGL Deduction		421,454
ASSESSED VALUE		437,466
TOTAL EXEMPTION VALUE	HX HB	50,000
BASE TAXABLE VALUE		387,466
TOTAL JUST VALUE		858,920
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		713,868

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B1213117	REPAIR/RRF	2,400	09/03/2012
C0312047	CO ISSUED	336,600	12/01/2003
B0312047	NEW CONSTR	336,600	12/01/2003
R035669	REPAIR/RRF	5,000	12/01/2003

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1787/0388	3/15/2012	WD	U	I	11	100
GRANTOR: G L A D II LLC						
GRANTEE: BRUCE JACKSON M & S						
1341/1722	8/15/2005	WD	Q	V		280,000
GRANTOR: BRYLEN HOMES LTD						
GRANTEE: G L A D II LLC						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2006] W4 FOP=[YR=2006] N4 UOP=[YR=2006] N4 W10 S4 E10$ W10 S4 E10$ W12 S17 FGR=[YR=2006] S20 E20 FOP=[YR=2006] E5 N13 W5 S13$ N18 U2 L3 W17$ E17 D2 R3 S5 E5 N16 FST=[YR=2006] N6 FOP=[YR=2006] N2 W9 S2 E9 $ W5 S6 E5$ W5 N6 W4 N2$ PTR=[YR=2006] E25 FUS=[YR=2006] E25 S43 W25 N43$ W25$ PTR=[YR=2006] E60 FUS=[YR=2006] E3 UOP=[YR=2006] N2 U2 R2 E8 D2 R2 D2 L2 W10$ E10 U2 R2 E8 D2 R2 S43 W25 N43 $ W60$ PTR=[YR=2006] E95 UOP=[YR=2006] E25 S3 BAS=[YR=2006] S12 W9 N12 E9$ W9 S12 E9 S16 W25 N31$ W95$.

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	936.00	SF	10.00	10.00	100	2006	2006	3	88	8,237	
2	0855	CONC PAVER	0	100	0	0	54.00	SF	10.00	10.00	100	2006	2006	3	88	475	
3	0855	CONC PAVER	0	100	12	4	48.00	SF	10.00	10.00	100	2006	2006	3	88	422	
4	0500	FP-PRE FAB	0	100	0	0	1.00	UT	3,500.00	3,500.00	100	2006	2006	3	91	3,185	

LAND DESCRIPTION

TOTAL OB/XF 12,319

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