LOT 19
IN OR 1317/870
THE SANDPIPER #2 PB 6/233

TOOLE GREGORY & PATRICIA
10036 VINEYARD LAKE RD E
JACKSONVILLE, FL 32256

2023

00-00-30-2060-0019-0000

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

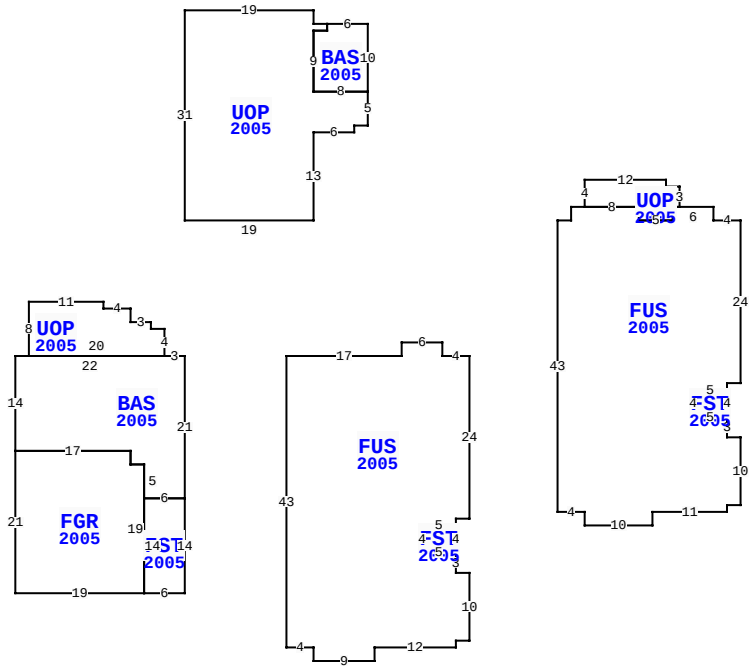
ELEMENT	CD	CONSTRUCTION
Exterior Wall	17	CB STUCCO 100
Roof Structur	01	FLAT 100
Roof Cover	07	CONC TILE 100
Interior Wall	05	DRYWALL 100
Interior Floo	11	CLAY TILE 80
Interior Floo	14	CARPET 20
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		3 100
Frame	02	WOOD 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	78	100	78	10,129
BAS	396	100	396	51,423
FGR	395	55	217	28,179
FST	20	55	11	1,428
FST	20	55	11	1,428
FST	84	55	46	5,973
FUS	1,153	100	1,153	149,725
FUS	1,175	100	1,175	152,582
UOP	64	20	13	1,688
UOP	139	20	28	3,636
TOTALS	4,161		3,255	422,684

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0320	11	3,255	149.3933	141.92	461,950	2005	2005	0	0	0	8.50	91.50

1 TOWNHOUSE - 0% - 0 Heated Area: 2802 HX Base Yr



** This building has 11 Sub-Areas

95036 SANDPIPER LOOP, FERNANDINA BEACH

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

NASSAU COUNTY PROPERTY — VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 8	Tax Dist:
BUILDING MARKET VALUE	422,684
TOTAL MARKET OB/XF VALUE	22,424
TOTAL LAND VALUE - MARKET	450,000
TOTAL MARKET VALUE	895,108
SOH/AGL Deduction	114,854
ASSESSED VALUE	780,254
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	780,254
TOTAL JUST VALUE	895,108
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	756,185

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B0310946	NEW CONSTR	370,440	03/01/2003
R034916	REPAIR/RRF	5,000	03/01/2003

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1317/0870	5/13/2005	WD	Q	I		730,000
GRANTOR: BL INVESTMENT GROUP I						
GRANTEE: TOOLE GREGORY & PAT						
1120/0124	3/10/2003	WD	U	V	19	150,000
GRANTOR: BRYLEN HOMES LTD						
GRANTEE: BL INVESTMENT GROUP						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2005] W3 UOP=[YR=2005] N4 W2 N1 W3 N2 W4 N1 W11 S8 E20$ W22 S14 FGR=[YR=2005] S21 E19 FST=[YR=2005] E6 N14 W6 S14$ N19 W2 N2 W17$ E17 S2 E2 S5 E6 N21$ PTR=E15 FUS=[YR=2005] E17 N2 E6 S2 E4 S24 W2 S1 FST=[YR=2005] S4 W5 N4 E5$ W5 S4 E5 S3 E2 S10 W2 S1 W12 S2 W9 N2 W4 N43$ W15$ PTR=N20 UOP=[YR=2005] N31 E19 S2E2 BAS=[YR=2005] E6 S10 W8 N9 E2 N1$ S1 W2 S9 E8 S5 W2 S1 W6 S13 W19$ S20$ PTR=N20 E55 FUS=[YR=2005] E2 N2 E2 UOP=[YR=2005] N4 E12 S1 E2 S3 W1 S2 W5 N2 W8$ E8 S2 E5 N2 E6 S2 E4 S24 W2 S1 FST=[YR=2005] S4 W5 N4 E5$ W5 S4 E5 S3 E2 S10 W2 S1 W11 S2 W10 N2 W4 N43$ W55 S20$.

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	0	0	0	906.00	SF	10.00	10.00	100	2005	2005	3	87	7,882	
2	0855	CONC PAVER	0	0	40	4	160.00	SF	10.00	10.00	100	2005	2005	3	87	1,392	
3	0410	ELEVATOR	0	0	0	0	1.00	UT	10,000.00	10,000.00	100	2005	2005	3	100	10,000	
4	0500	FP-PRE FAB	0	0	0	0	1.00	UT	3,500.00	3,500.00	100	2005	2005	3	90	3,150	

LAND DESCRIPTION

TOTAL OB/XF 22,424

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	0		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