

LOT 32
IN OR 2190/1473
OCEAN RIDGE PB 5/103 & 104

BRENNER REVOCABLE TRUST/BRENNER BARRY M CO-TRUSTEE
104 EIDER CT
FERNANDINA BEACH, FL 32034

2023

00-00-31-155R-0032-0000



BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	05	AVERAGE 80
Exterior Wall	16	WD FR STUC 20
Roof Structure	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floor	14	CARPET 60
Interior Floor	11	CLAY TILE 40
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		2 100
Bathrooms		2 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100
BUD8 Adjustme	02	DIST FB 100

Quality	03	Quality Level 03
DOR CODE	0100	SINGLE FAMILY

MAP NUM		MKT AREA	01
NEIGHBORHOOD/LOC	1075.00		

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,296	100	1,296	130,593
BAS	336	100	336	33,858
FGR	350	55	192	19,347
FOP	87	30	26	2,620
FOP	44	30	13	1,310

TOTALS	2,113		1,863	187,727
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EXTRA FEATURES									
L N	OB/XF CODE	DESCRIPTION	BLD CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE
1	0810	CONCRETE A	0 100	44	11	484.00	SF	6.50	6.50
2	0810	CONCRETE A	0 100	46	3	138.00	SF	6.50	6.50
3	0855	CONC PAVER	0 100	0	0	88.00	SF	10.00	10.00
4	1076	TRELLIS A	0 100	4	12	48.00	SF	7.50	7.50

LAND DESCRIPTION									
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS
1	000100	C	SFR	100			0.00	0.00	1.00

REVIEW DATE	08/21/2019	BY	DJA
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MARKET ADJUSTMENTS											
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
0300	11	1,863	139.1463	118.27	220,337	1987	1992	0	0	0 14.80	85.20

1 SFR PATIO - 100% - 2016

Heated Area: 1632

HX Base Yr 2016

The diagram shows a property layout with the following labeled areas and dimensions:

- BAS 2015**: A rectangular area at the top with a width of 24 and a height of 14.
- BAS 1993**: A large rectangular area on the left with a width of 28 and a height of 48.
- TOT 2015**: A small rectangular area on the right with a width of 4 and a height of 4.
- FOP 1993**: A small rectangular area at the bottom center with a width of 11 and a height of 5.
- FGR 1993**: A rectangular area at the bottom left with a width of 22 and a height of 16.

Other dimensions and labels include:

- Top horizontal line: 24
- Left vertical line: 48
- Right vertical line: 14
- Bottom horizontal line: 14
- Bottom vertical line: 22
- Internal dimensions: 14, 28, 4, 12, 7, 6, 5, 2, 9, 4, 2, 5, 3, 11, 21, 7, 16, 14.

104 EIDER CT, FERNANDINA BEACH

BLD DATE		LGL DATE	
XF DATE		LAND DATE	
INC DATE		AG DATE	

L N	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	0810	CONCRETE A	0 100	44	11	484.00	SF	6.50	6.50	100	1987	1987	3	54.5	1,715	
2	0810	CONCRETE A	0 100	46	3	138.00	SF	6.50	6.50	100	1987	1987	3	54.5	489	
3	0855	CONC PAVER	0 100	0	0	88.00	SF	10.00	10.00	100	2015	2015	3	96	845	
4	1076	TRELLIS A	0 100	4	12	48.00	SF	7.50	7.50	100	2015	2015	3	81	292	

TOTAL OB/XF										3,341						
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPH FACT	% COND	TOT ADJ	UNIT PRICE	ADJ UNIT PRICE
1	000100	C	SFR	100			0.00	0.00	1.00	LT		1.00	1.00	1.00	250,000.00	250,000.00

Total Acres:	0.00	Total Land Value:	250,000	Market:	0	Agricultural:	0	Common:	250,000
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NASSAU COUNTY PROPERTY				PAGE 1 of 1	2
VALUATION SUMMARY				STANDARD	
VALUATION BY		Tax Group: 2		Tax Dist:	
BUILDING MARKET VALUE				187,727	
TOTAL MARKET OB/XF VALUE				3,341	
TOTAL LAND VALUE - MARKET				250,000	
TOTAL MARKET VALUE				441,068	
SOH/AGL Deduction				214,418	
ASSESSED VALUE				226,650	
TOTAL EXEMPTION VALUE		HX HB		50,000	
BASE TAXABLE VALUE				176,650	
TOTAL JUST VALUE				441,068	
NCON VALUE				0	
INCOME VALUE					
PREVIOUS YEAR MKT VALUE				397,443	

PERMIT NUM	DESCRIPTION	AMT	ISSUED
20150294	ADDITION	0	02/09/2015
BP4135	N/A	45,800	01/20/1987

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2190/1473	4/17/2018	QC	U	I	11	100
GRANTOR: BRENNER BARRY M & PAM						
GRANTEE: BRENNER REVOCABLE T						
1606/0025	2/13/2009	WD	Q	I	01	220,000
GRANTOR: WARD LEE						
GRANTEE: BRENNER BARRY M & P						

BUILDING NOTES						
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BUILDING DIMENSIONS						
BAS=[YR=1993] W4 BAS=[YR=2015] N14 W24 S14 E24 \$ W28 S48						
FGR=[YR=1993] S22 E14 N16 E7 N6 FOP=[YR=1993] N11 W7 S6 W2 S5						
E9 \$ W21 \$ E12 N5 E2 N6 E7 D2 R2 E4 U2 R2 E3 N12						
FOP=[YR=2015] N11 W4 S11 E4\$ W4 N11 E4 N14 \$.						