



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	11	CLAY TILE 70
Interior Floor	12	HARDWOOD 30
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms	3	100
Bathrooms	2	100
Frame	02	WOOD FRAME 100
Stories	2.	2. 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	1,366	100	1,366	148,495
FGR	494	55	272	29,569
FOP	84	30	25	2,718
FOP	120	30	36	3,913
FUS	501	100	501	54,463
SFB	195	80	156	16,959

TOTALS	2,760		2,356	256,116
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EXTRA FEATURES									
L N	OB/XF CODE	DESCRIPTION	BLD	CAP	L	W	UNITS	UT	Adj R
1	0500	FP-PRE FAB	0	100	0	0	1.00	UT	3,500.00
2	0811	CONCRETE B	0	100	42	17	765.00	SF	5.20
3	0810	CONCRETE A	0	100	43	3	143.00	SF	6.50
4	0855	CONC PAVER	0	100	0	0	384.00	SF	10.00

MARKET ADJUSTMENTS												
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND	
0300	11	2,356	143.3779	121.87	287,126	1987	2000	0	0	10.80	89.20	
1 SFR PATIO - 100% - 0												
Heated Area: 2023												
HX Base Yr												

107 EIDER CT, FERNANDINA BEACH

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

NASSAU COUNTY PROPERTY			
VALUATION SUMMARY			PAGE 1 of 1
VALUATION BY			STANDARD
Tax Group: 2		Tax Dist:	
BUILDING MARKET VALUE		256,116	
TOTAL MARKET OB/XF VALUE		8,102	
TOTAL LAND VALUE - MARKET		250,000	
TOTAL MARKET VALUE		514,218	
SOH/AGL Deduction		264,659	
ASSESSED VALUE		249,559	
TOTAL EXEMPTION VALUE		HX HB	50,000
BASE TAXABLE VALUE		199,559	
TOTAL JUST VALUE		514,218	
NCON VALUE		0	
INCOME VALUE			
PREVIOUS YEAR MKT VALUE		469,075	

PERMIT NUM	DESCRIPTION	AMT	ISSUED
20060128	H/AC	2,000	01/20/2006
20060017	REMODEL	1,000	01/04/2006
20041967	REPAIR/RRF	3,000	10/25/2004
BP4132	N/A	54,750	01/20/1987

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2613/1191	1/13/2023	WD	Q	I	01	728,000
GRANTOR: TROXEL PAMELA D						
GRANTEE: DAILEY MICHAEL A &						
1281/0424	12/15/2004	QC	U	I	01	181,200
GRANTOR: TROXEL PATRICIA H & R						
GRANTEE: TROXEL PAMELA D						

BUILDING NOTES									
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BUILDING DIMENSIONS									
BAS=[YR=1993] W3 SFB=[YR=2007] N13 W15 S13 E15\$ W15 S4 W8 S11 W11 S37 FGR=[YR=1993] S22 E21 N8 E4 N8 W4 N6 FOP=[YR=1993] N12 W7 S12 E7\$ W21\$ E14 N12 E7 R3 D3 E10 N15 FOP=[YR=1993] E6 N12 W10 S12 E4\$ W4 N12 E7 N16\$ PTR= E20 FUS=[YR=1993] E25 S15 W7 S7 W18 N22 \$ W20 \$.									

LAND DESCRIPTION							TOTAL OB/XF															8,102									
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	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			0.00	0.00	1.00	LT		1.00	1.00	1.00	250,000.00	250,000.00	250,000														