



BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	16	WD FR STUC 70
Exterior Wall	05	AVERAGE 30
Roof Structure	08	IRREGULAR 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 70
Interior Floo	11	CLAY TILE 30
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100
Occupancy	00	NONE 100

Quality	05	Quality Level 05
DOR CODE	0100	SINGLE FAMILY

MAP NUM		MKT AREA	01
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NEIGHBORHOOD/LOC	1081.00
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AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,998	100	1,998	247,141
BAS	151	100	151	18,678
FEP	293	80	234	28,944
FGR	504	55	277	34,264
FOP	60	30	18	2,226

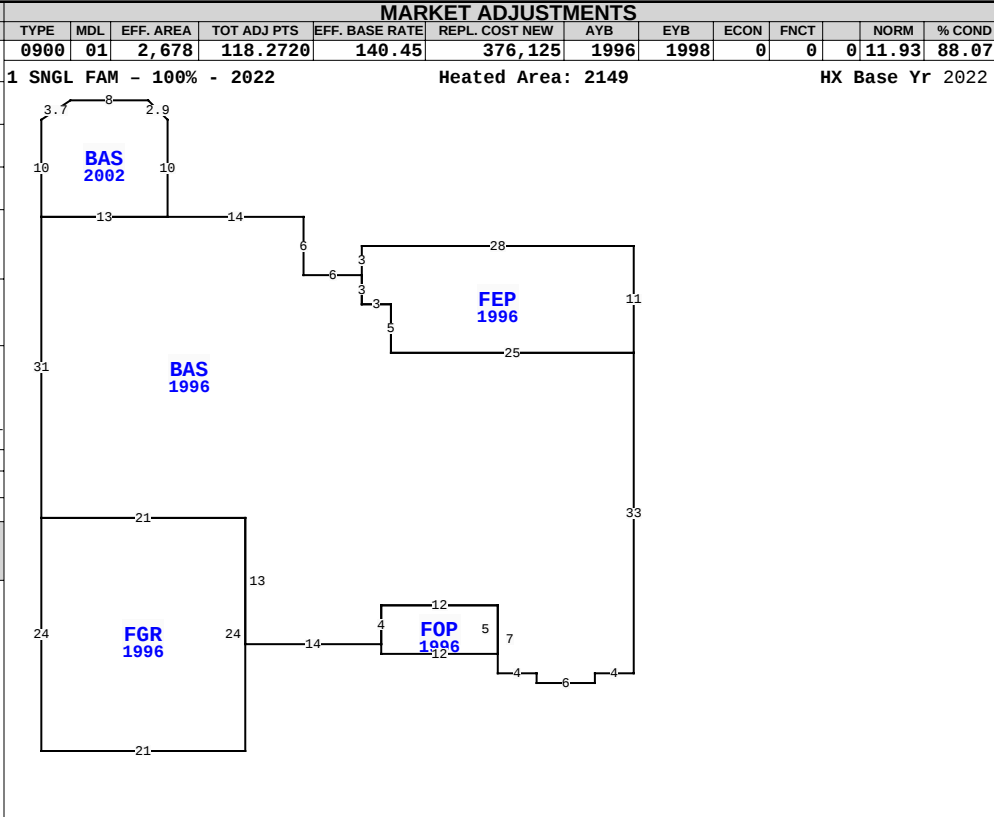
TOTALS	3,006		2,678	331,253
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EXTRA FEATURES

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	0504	FP-ELECTRI	0 100	0	0	1.00	UT	2,000.00	2,000.00	100	1996	1996	3	80	1,600	
2	0810	CONCRETE A	0 100	0	0	1,454.00	SF	6.50	6.50	100	1996	1996	3	73	6,899	
3	0940	SHEDS/PORT	0 100	8	10	80.00	SF	30.00	30.00	100	2000	2000	3	20	480	
4	0851	PATIO STON	0 100	0	0	240.00	SF	0.75	0.75	100	2000	2000	3	80	144	

LAND DESCRIPTION

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	LAND VALUE	OTHER ADJUSTMENTS AND NOTES	YEAR	DENSITY	DECL	FRZ	YR	CONSRV
1	000100	C	SFR	100	0003	R-1	0.00	0.00	1.00	LT		1.00	1.00	1.00	275,000.00	275,000.00	275,000							



871 W LAGUNA DR, FERNANDINA BEACH

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

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VALUATION SUMMARY		STANDARD
VALUATION BY	Tax Group: 2	Tax Dist:
BUILDING MARKET VALUE		331,253
TOTAL MARKET OB/XF VALUE		9,123
TOTAL LAND VALUE - MARKET		275,000
TOTAL MARKET VALUE		615,376
SOH/AGL Deduction		50,068
ASSESSED VALUE		565,308
TOTAL EXEMPTION VALUE	HX HB	50,000
BASE TAXABLE VALUE		515,308
TOTAL JUST VALUE		615,376
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		548,843

PERMIT NUM	DESCRIPTION	AMT	ISSUED
20021488	ADD FANS & OUTLET	0	08/29/2002
20020948	BEDRM EXTENTION	0	06/05/2002
9846	NEW CONSTR	101,507	06/04/1996

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2429/1205	1/21/2021	QC	U	I	11	100
GRANTOR: WILKE THOMAS JOSEPH &						
GRANTEE: WILKE THOMAS JOSEPH						
2351/0091	3/30/2020	WD	Q	I	01	485,000
GRANTOR: HISHTA KEVIN P & DIAN						
GRANTEE: WILKE THOMAS JOSEPH						

BUILDING NOTES

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BUILDING DIMENSIONS

FEP=[YR=1996] W28 S3 BAS=[YR=1996] W6 N6 W14 BAS=[YR=2002] N10 L2 U2 W8 D2 L3 S10 E13\$ W13 S31 FGR=[YR=1996] S24 E21 N24 W21\$ E21 S13 E14 FOP=[YR=1996] S1 E12 N5 W12 S4\$ N4 E12 S7 E4 S1 E6 N1 E4 N33 W25 N5 W3 N3\$ S3 E3 S5 E25 N11\$.