

BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	10	ABOVE AVG 100
Roof Structure	03	GABLE/HIP 100
Roof Cover	13	STAND SEAM 100
Interior Wall	05	DRYWALL 100
Interior Floor	12	HARDWOOD 80
Interior Floor	12	HARDWOOD 20
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms	3	100
Bathrooms	3	100
Frame	02	WOOD FRAME 100
Stories	1.5	1.5 100
Units	0	100
Occupancy	00	NONE 100

Quality	04	Quality Level 04
DOR CODE	0100	SINGLE FAMILY
MAP NUM		MKT AREA
		01

Quality	04	Quality Level 04		
DOR CODE	0100	SINGLE FAMILY		
MAP NUM		MKT AREA		01
NEIGHBORHOOD/LOC	1023.00			

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAL	42	15	6	1,072
BAS	1,341	100	1,341	239,573
FGR	608	55	334	59,670
FOP	73	30	22	3,930
FOP	80	30	24	4,287
FOP	99	30	30	5,360
FST	36	55	20	3,573
FST	36	55	20	3,573
FUS	654	100	654	116,839
TOTALS	2,969		2,451	437,877

EXTRA FEATURES									
L N	OB/XF CODE	DESCRIPTION	BLD	CAP	L	W			
1	0855	CONC PAVER	0	0	0	0			
2	0857	SANDSTONE	0	0	0	0			
3	0861	POOL GUNIT	0	0	0	0			
4	0409	ELEVATOR R	0	0	0	0			

LAND DESCRIPTION					
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D
1	000100	C	SFR	0	000

REVIEW DATE	01/08/2021	BY	RK	Total Acres:	0.00	Total Land Value:	281,250	Market:	0	Agricultural:	0	Common:	281,250	PRINTED 08/02/2023 BY	SY
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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
0500	01	2,451	126.0000	179.55	440,077	2020	2020	0	0	0.50	99.50
1 SFR CUST - 0% - 0 Heated Area: 1995 HX Base Yr											

TOTAL OB/XF											
46,909											

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NASSAU COUNTY PROPERTY											
VALUATION SUMMARY											
PAGE 1 of 1 2											
VALUATION BY											
STANDARD											
Tax Group: 2 Tax Dist:											
BUILDING MARKET VALUE 437,877											
TOTAL MARKET OB/XF VALUE 46,909											
TOTAL LAND VALUE - MARKET 281,250											
TOTAL MARKET VALUE 766,036											
SOH/AGL Deduction 0											
ASSESSED VALUE 766,036											
TOTAL EXEMPTION VALUE 0											
BASE TAXABLE VALUE 766,036											
TOTAL JUST VALUE 766,036											
NCON VALUE 0											
INCOME VALUE											
PREVIOUS YEAR MKT VALUE 757,882											

PERMIT NUM	DESCRIPTION	AMT	ISSUED
20200200	SWIM POOL	30,000	04/24/2020
20190407	NEW CONSTR	0	09/06/2019

SALES DATA							
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE	
2062/1339	7/29/2016	WD	Q	V	01	145,000	
GRANTOR: OSPREY DEVELOPMENT CO							
GRANTEE: BBH MANAGEMENT LLC							
1421/1196	1/17/2006	MS	U	V	03	100	
GRANTOR: CITY OF FERNANDINA BE							
GRANTEE: OSPREY DEVELOPMENT							

BUILDING NOTES											
BAS=[YR=2020] W16 FOP=[YR=2020] W9 S11 E9 N11 \$ S11 W9 N11 W23 S16 E3 S12 W3 S15 E15 FOP=[YR=2020] S1 E13 FGR=[YR=2020] E24 N24 W24 FST=[YR=2020] W6 S6 E6 N6 \$ S10 W4 S8 E4 S6 \$ N6 W12 S5 W1 \$ E1 N5 E8 N8 E4 N4 W6 N6 E26 N20 \$ PTR= E30 FUS=[YR=2020] E1 BAL=[YR=2020] N3 E14 S3 W14 \$ E15 S39 FOP=[YR=2020] S5 W16 N5 E16 \$ W16 N13 W5 FST=[YR=2020] W6 N6 E6 S6 \$ N6 E5 N20 \$ W30 \$.											

BUILDING DIMENSIONS											
BAS=[YR=2020] W16 FOP=[YR=2020] W9 S11 E9 N11 \$ S11 W9 N11 W23 S16 E3 S12 W3 S15 E15 FOP=[YR=2020] S1 E13 FGR=[YR=2020] E24 N24 W24 FST=[YR=2020] W6 S6 E6 N6 \$ S10 W4 S8 E4 S6 \$ N6 W12 S5 W1 \$ E1 N5 E8 N8 E4 N4 W6 N6 E26 N20 \$ PTR= E30 FUS=[YR=2020] E1 BAL=[YR=2020] N3 E14 S3 W14 \$ E15 S39 FOP=[YR=2020] S5 W16 N5 E16 \$ W16 N13 W5 FST=[YR=2020] W6 N6 E6 S6 \$ N6 E5 N20 \$ W30 \$.											

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