LOT 60
IN OR 1799/531
ENCLAVE AT SUMMER BEACH

ARNOLD JANE R & RICHARD J
96123 RODDENBERRY WAY
FERNANDINA BEACH, FL 32034

2023

00-SB-30-045E-0060-0000

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

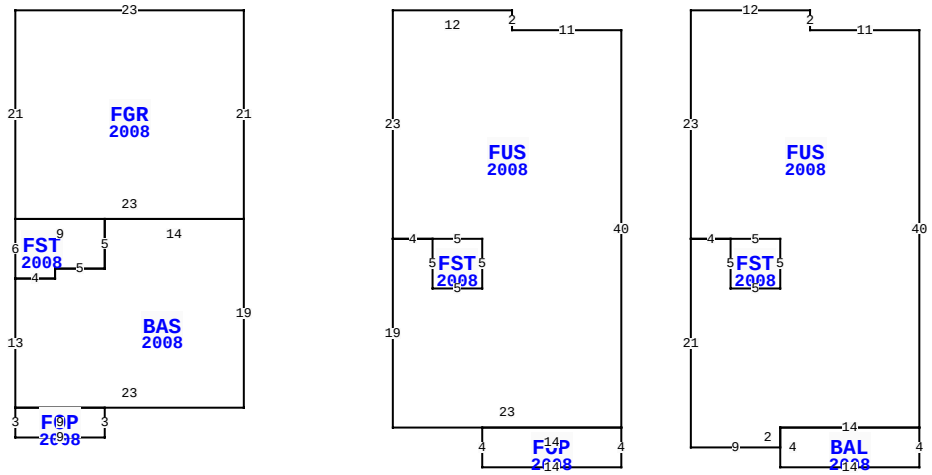
ELEMENT	CD	CONSTRUCTION
Exterior Wall	16	WD FR STUC 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	08	CLAY TILE 100
Interior Wall	05	DRYWALL 100
Interior Floo	11	CLAY TILE 60
Interior Floo	14	CARPET 40
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		4 100
Bathrooms		3.5 100
Frame	02	WOOD FRAME 100
Stories	3.	3. 100
Units		0 100
Quality	06	Quality Level 06
DOR CODE	0100	SINGLE FAMILY
MAP NUM		MKT AREA 03
NEIGHBORHOOD/LOC	3043.00	

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAL	56	15	8	1,203
BAS	388	100	388	58,373
FGR	483	55	266	40,019
FOP	27	30	8	1,203
FOP	56	30	17	2,558
FST	25	55	14	2,106
FST	25	55	14	2,106
FST	49	55	27	4,062
FUS	944	100	944	142,021
FUS	962	100	962	144,729
TOTALS	3,015		2,648	398,381

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0320	11	2,648	170.2829	161.77	428,367	2008	2008	0	0	0	7.00	93.00

1 TOWNHOUSE - 100% - 2013 Heated Area: 2294 HX Base Yr 2013



96123 RODDENBERRY WAY, FERNANDINA BEACH

BLD DATE	11/27/2008 DJ	LGL DATE	
XF DATE		LAND DATE	
INC DATE		AG DATE	

NASSAU COUNTY PROPERTY — VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 8	Tax Dist:	
BUILDING MARKET VALUE		398,381
TOTAL MARKET OB/XF VALUE		15,620
TOTAL LAND VALUE - MARKET		115,000
TOTAL MARKET VALUE		529,001
SOH/AGL Deduction		329,749
ASSESSED VALUE		199,252
TOTAL EXEMPTION VALUE	HX HB	50,000
BASE TAXABLE VALUE		149,252
TOTAL JUST VALUE		529,001
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		558,109

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B20541	NEW CONSTR	0	12/01/2007

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1799/0531	6/20/2012	WD	Q	I	02	270,000
GRANTOR: CBC NATIONAL BANK						
GRANTEE: ARNOLD JANE R & RIC						
1647/0086	10/21/2009	WD	U	I	12	3,204,300
GRANTOR: BUCCANEER LAND PARTNE						
GRANTEE: FIRST NATIONAL BANK						

BUILDING NOTES

BUILDING DIMENSIONS

FGR=[YR=2008] W23 S21 FST=[YR=2008] S6 BAS=[YR=2008] S13 FOP=[YR=2008] S3 E9 N3 W9$ E23 N19 W14 S5 W5 S1 W4$ E4 N1 E5 N5 W9$ E23 N21$ PTR= E15 FUS=[YR=2008] E12 S2 E11 S40 FOP=[YR=2008] S4 W14 N4 E14$ W23 N19 E4 FST=[YR=2008] E5 S5 W5 N5$ W4 N23$ W15$ PTR=E45 FUS=[YR=2008] E12 S2 E11 S40 BAL=[YR=2008] S4 W14 N4 E14$ W14 S2 W9 N21 E4 FST=[YR=2008] E5S5W5N5$ W4 N23$ W45$.

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	2008	2008	3	93	1,860	
2	0810	CONCRETE A	0	100	20	9	180.00	SF	6.50	6.50	100	2008	2008	3	90	1,053	
3	0855	CONC PAVER	0	100	0	0	169.00	SF	10.00	10.00	100	2008	2008	3	90	1,521	
4	0410	ELEVATOR	0	100	0	0	1.00	UT	10,000.00	10,000.00	100	2008	2008	3	100	10,000	
5	0463	FENCE GATE	0	100	0	0	1.00	UT	300.00	300.00	100	2008	2008	3	76	228	
6	1126	CB/STC 8"	0	100	0	0	133.00	SF	8.00	8.00	100	2008	2008	3	90	958	

LAND DESCRIPTION

TOTAL OB/XF 15,620

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		PUD	0.00	0.00	1.00	LT		1.00	1.00	1.00	115,000.00	115,000.00	115,000							

REVIEW DATE 10/31/2019 BY DJA Total Acres: 0.00 Total Land Value: 115,000 Market: 0 Agricultural: 0 Common: 115,000 PRINTED 08/02/2023 BY SYS