LOT 12
PRESERVE AT SUMMER BEACH #3
PBK 8/99

FISHWICK PAUL ANTHONY & MARTHA DUNACANT
94136 GULL POINT PLACE
FERNANDINA BEACH, FL 32034

2023

00-SB-30-1675-0012-0000

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

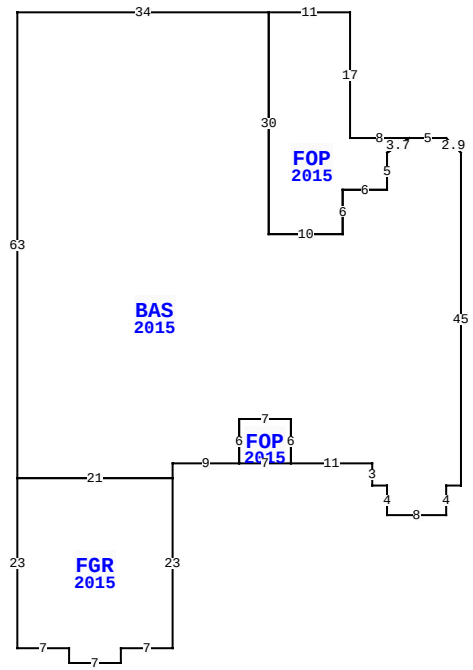
ELEMENT	CD	CONSTRUCTION
Exterior Wall	16	WD FR STUC 100
Roof Structur	08	IRREGULAR 100
Roof Cover	07	CONC TILE 100
Interior Wall	05	DRYWALL 100
Interior Floo	11	CLAY TILE 70
Interior Floo	14	CARPET 30
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		4 100
Bathrooms		3 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100
Quality	04	Quality Level 04
DOR CODE	0100	SINGLE FAMILY
MAP NUM		MKT AREA 03
NEIGHBORHOOD/LOC	3021.00	

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	3,109	100	3,109	620,138
FGR	497	55	273	54,454
FOP	42	30	13	2,593
FOP	362	30	109	21,741
TOTALS	4,010		3,504	698,927

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0500	11	3,504	145.0548	206.70	724,277	2015	2015	0	0	0	3.50	96.50

1 SFR CUST – 100% - 2023 Heated Area: 3109 HX Base Yr 2023



94136 GULL POINT PL, FERNANDINA BEACH

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

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 8	Tax Dist:	
BUILDING MARKET VALUE		698,927
TOTAL MARKET OB/XF VALUE		11,645
TOTAL LAND VALUE - MARKET		300,000
TOTAL MARKET VALUE		1,010,572
SOH/AGL Deduction		0
ASSESSED VALUE		1,010,572
TOTAL EXEMPTION VALUE	HX HB	50,000
BASE TAXABLE VALUE		960,572
TOTAL JUST VALUE		1,010,572
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		791,578

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B1530032	CO ISSUED	0	04/01/2016
B1530032	NEW CONSTR	376,800	02/01/2015

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2563/0455	5/16/2022	WD	Q	I	02	1,176,000
GRANTOR: CHARTRAND WALTER &						
GRANTEE: FISHWICK PAUL ANTHO						
2104/0438	2/17/2017	WD	Q	I	01	655,000
GRANTOR: ADVANTAGE HOME BUILDE						
GRANTEE: CHARTRAND WALTER &						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2015] U2 L2 W5 FOP=[YR=2015] W8 N17 W11 S30 E10 N6 E6 N5 U2 R3 $ L3 D2 S5 W6 S6 W10 N30 W34 S63 FGR=[YR=2015] S23 E7 S2 E7 N2 E7 N23 W21$ E21 N2 E9 FOP=[YR=2015] E7 N6 W7 S6$ N6 E7 S6 E11 S3 E2 S4 E8 N4 E2 N45$.

EXTRA FEATURES

LN	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	0855	CONC PAVER	0	100	0	0	1,010.00	SF	7.00	7.00	100	2015	2015	3	96	6,787	
2	0855	CONC PAVER	0	100	0	0	42.00	SF	7.00	7.00	100	2015	2015	3	96	282	
3	0855	CONC PAVER	0	100	0	0	45.00	SF	7.00	7.00	100	2015	2015	3	96	302	
4	0810	CONCRETE A	0	100	0	0	60.00	SF	6.50	6.50	100	2015	2015	3	96	374	
5	0600	SUMMER KIT	0	100	0	0	1.00	UT	5,000.00	5,000.00	100	2016	2016	3	78	3,900	

LAND DESCRIPTION

TOTAL OB/XF 11,645

LN	USE CODE	CLS	LAND USE DESCRIPTION	CAP	RD	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	DT	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	300,000.00	300,000.00	300,000							

REVIEW DATE 01/14/2021 BY KBA Total Acres: 0.00 Total Land Value: 300,000 Market: 0 Agricultural: 0 Common: 300,000 PRINTED 08/02/2023 BY SYS