



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	14	CARPET 70
Interior Floor	07	CORK/VTILE 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	02	Quality Level 02
DOR CODE	0100	SINGLE FAMILY

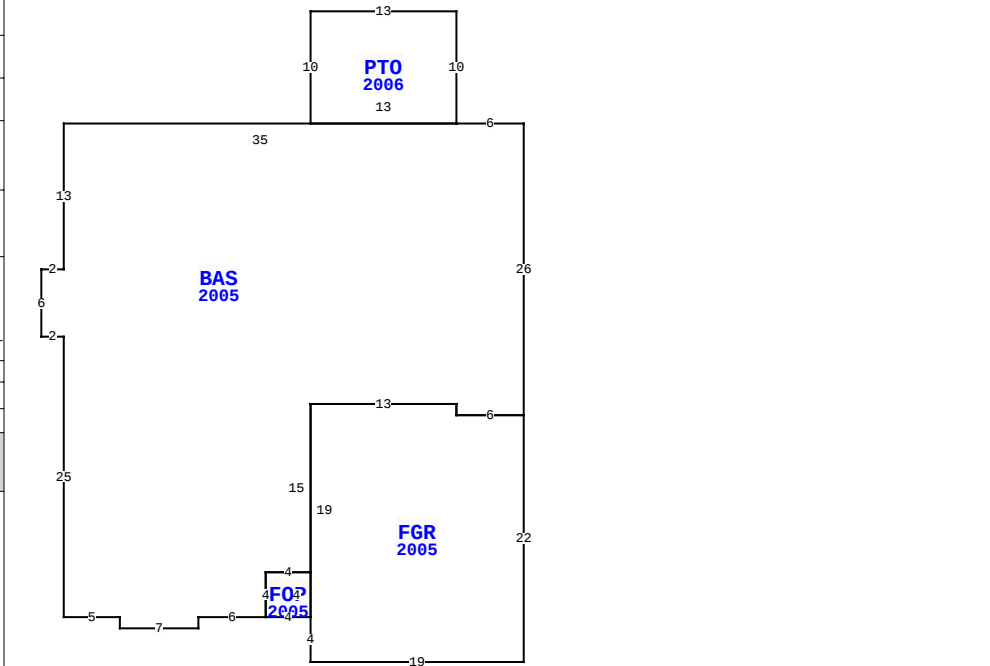
MAP NUM		MKT AREA	04
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NEIGHBORHOOD/LOC	4044.00
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AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,452	100	1,452	163,476
FGR	431	55	237	26,683
FOP	16	30	5	563
PTO	130	5	6	675

MARKET ADJUSTMENTS											
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
0900	01	1,700	103.1700	122.51	208,267	2005	2005	0	0	8.10	91.90

1 SNGL FAM - 100% - 2013 Heated Area: 1452 HX Base Yr 2013



TOTALS	2,029	1,700	191,397
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EXTRA FEATURES	96044 WATERS CT, FERNANDINA BEACH
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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	0810	CONCRETE A	0	100	0	0	438.00	SF	6.50	6.50	100	2005	2005	3	87	2,477	
2	0810	CONCRETE A	0	100	11	3	33.00	SF	6.50	6.50	100	2005	2005	3	87	187	
3	0476	VF 6 SBPL	0	100	0	0	60.00	LF	32.00	32.00	100	2012	2012	3	85	1,632	
4	0470	VNYL GATE	0	100	0	0	1.00	UT	300.00	300.00	100	2012	2012	3	85	255	

LAND DESCRIPTION	TOTAL OB/XF	4,551
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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			0.00	0.00	1.00	LT		1.00	1.00	1.00	65,000.00	65,000.00	65,000							

REVIEW DATE	11/18/2019	BY	KWA	Total Acres:	0.00	Total Land Value:	65,000	Market:	0	Agricultural:	0	Common:	65,000	PRINTED 08/02/2023 BY SYS
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NASSAU COUNTY PROPERTY											
VALUATION SUMMARY											

VALUATION BY	STANDARD
Tax Group: 4	Tax Dist:
BUILDING MARKET VALUE	191,397
TOTAL MARKET OB/XF VALUE	4,551
TOTAL LAND VALUE - MARKET	65,000
TOTAL MARKET VALUE	260,948
SOH/AGL Deduction	120,621
ASSESSED VALUE	140,327
TOTAL EXEMPTION VALUE	50,000
BASE TAXABLE VALUE	90,327
TOTAL JUST VALUE	260,948
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	213,175

PERMIT NUM	DESCRIPTION	AMT	ISSUED
E16037	ELEC OTHER	1,500	10/01/2005
M10554	MECH OTHER	0	10/01/2005
P10025	OTHER	0	09/01/2005
R08202	REPAIR/RRF	2,000	09/01/2005
B16030	NEW CONSTR	111,024	09/01/2005

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SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2626/0421	3/16/2023	QC	U	I	11	100
GRANTOR: MERRITT SHERRY						
GRANTEE: MERRITT SHERRY & CH						
1814/1096	9/17/2012	WD	Q	I	01	120,000
GRANTOR: ROBERTS MARK						
GRANTEE: MERRITT SHERRY						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2005] W6 PTO=[YR=2006] N10 W13 S10 E13\$ W35 S13 W2 S6 E2 S25 E5 S1 E7 N1 E6 FOP=[YR=2005] E4 FGR=[YR=2005] S4 E19 N22 W6 N1 W13 S19\$ N4 W4 S4\$ N4 E4 N15 E13 S1 E6 N26\$.