



BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	05	AVERAGE 70
Exterior Wall	16	WD FR STUC 30
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 80
Interior Floo	11	CLAY TILE 20
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2.5 100
Frame	02	WOOD FRAME 100
Stories	2.	2. 100
Units		0 100
Occupancy	00	NONE 100

Quality	02	Quality Level 02
DOR CODE	0100	SINGLE FAMILY
MAP NUM		MKT AREA
		04

NEIGHBORHOOD/LOC	4044.00
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AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,289	100	1,289	148,567
FGR	409	55	225	25,933
FOP	48	30	14	1,613
FUS	607	100	607	69,961
PTO	130	5	6	692

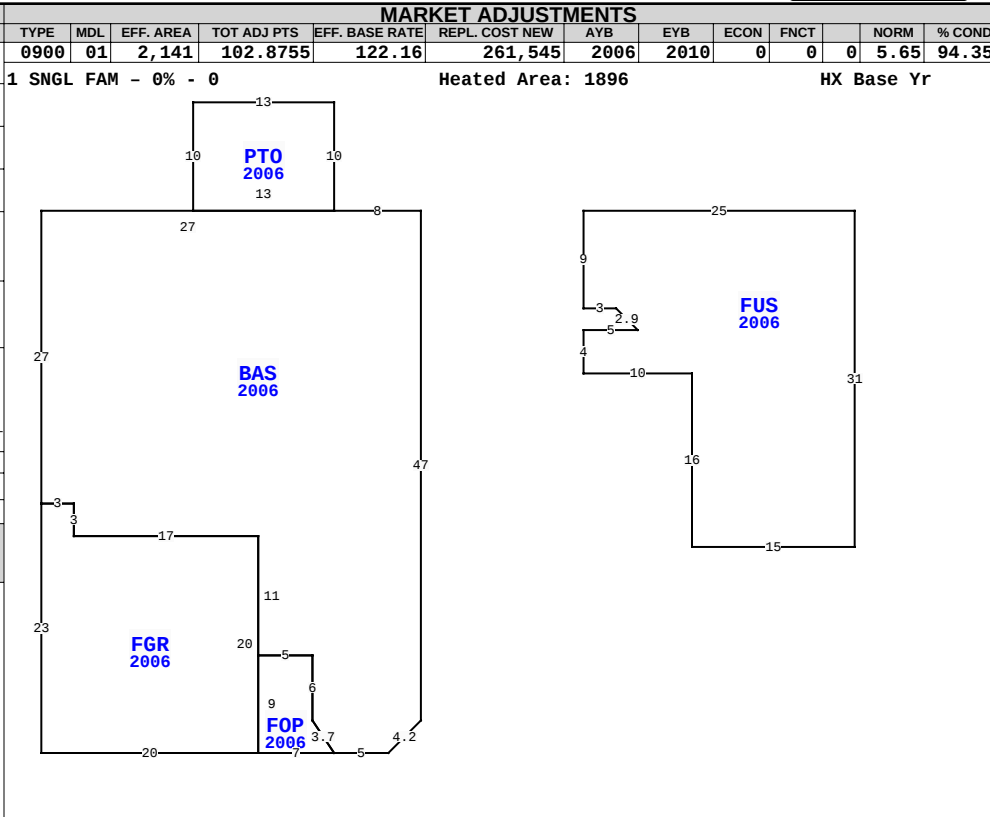
TOTALS	2,483		2,141	246,768
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EXTRA FEATURES				
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L N	OB/XF CODE	DESCRIPTION	BLD	CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE	ORIG COND	YEAR ON	YEAR ACTUAL	Q	% COND	OB/XF MKT VALUE	NOTES
1	0810	CONCRETE A	0	0	0	0	388.00	SF	6.50	6.50	100	2006	2006	3	88	2,219	
2	0810	CONCRETE A	0	0	0	0	36.00	SF	6.50	6.50	100	2006	2006	3	88	206	

LAND DESCRIPTION																	
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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
1	000100	C	SFR		0	0003		0.00	0.00	1.00	LT	1.00	1.00	1.00	65,000.00	65,000.00	65,000



96056 WATERS CT, FERNANDINA BEACH	BLD DATE	03/03/2023	NW	LGL DATE	
	XF DATE			LAND DATE	
	INC DATE			AG DATE	

TOTAL OB/XF																	
2,425																	

NASSAU COUNTY PROPERTY									
PAGE 1 of 1									

VALUATION BY		STANDARD
Tax Group: 4	Tax Dist:	
BUILDING MARKET VALUE		246,768
TOTAL MARKET OB/XF VALUE		2,425
TOTAL LAND VALUE - MARKET		65,000
TOTAL MARKET VALUE		314,193
SOH/AGL Deduction		73,847
ASSESSED VALUE		240,346
TOTAL EXEMPTION VALUE		0
BASE TAXABLE VALUE		240,346
TOTAL JUST VALUE		314,193
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		254,147

PERMIT NUM	DESCRIPTION	AMT	ISSUED
E16380	ELEC OTHER	1,500	12/01/2005
M10797	MECH OTHER	0	12/01/2005
P10201	OTHER	0	10/01/2005
C16032	CO ISSUED	134,076	09/01/2005
P10024	OTHER	0	09/01/2005
R08204	REPAIR/RRF	5,000	09/01/2005

SALES DATA							
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE	
2329/0045	12/30/2019	WD	Q	I	01	240,000	
GRANTOR: BANKS CATHLEEN & AYIS							
GRANTEE: VANCE AMBER N							
2192/1895	4/30/2018	WD	Q	I	01	217,300	
GRANTOR: EDGINGTON MELISSA & B							
GRANTEE: BANKS CATHLEEN & AY							

BUILDING NOTES							
BUILDING DIMENSIONS							
BAS=[YR=2006] W8 PTO=[YR=2006] N10 W13 S10 E13\$ W27 S27							
FGR=[YR=2006] S23 E20 FOP=[YR=2006] E7 U3 L2 N6 W5 S9\$ N20							
W17 N3 W3\$ E3 S3 E17 S11 E5 S6 R2 D3 E5 R3 U3 N47\$							
PTR=E15 FUS=[YR=2006] E25 S31 W15 N16 W10 N4 E5 U2 L2 W3							
N9\$ W15\$.							