LOT 36
IN OR 569/443
SEA MARSH VILLAGE #2 PBK 4/16

DOYLE GEORGIA A
121 BITTERNUT RD
FERNANDINA BEACH, FL 32034

2023

01-6N-29-0300-0036-0000

BUILDING CHARACTERISTICS

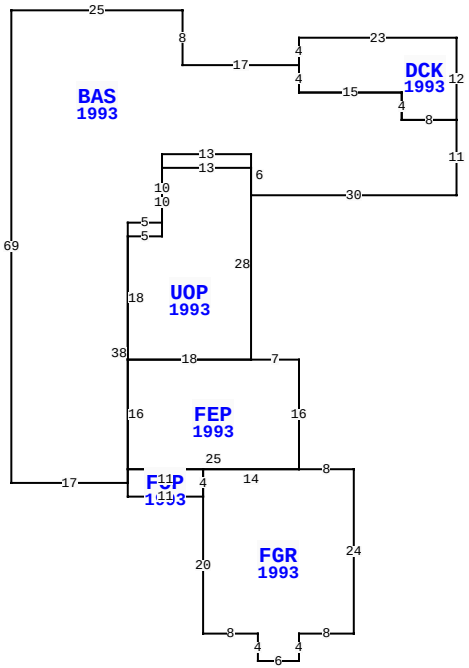
ELEMENT	CD	CONSTRUCTION
Exterior Wall	16	WD FR STUC 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 90
Interior Floo	19	MARBLE 10
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2.5 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100
BUD8 Adjustme	05	DIST 1A 100
Occupancy	00	NONE 100
Quality	04	Quality Level 04
DOR CODE	0100	SINGLE FAMILY
MAP NUM		MKT AREA 10
NEIGHBORHOOD/LOC	10001.00	

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,967	100	1,967	278,375
DCK	216	10	22	3,113
FEP	400	80	320	45,287
FGR	552	55	304	43,023
FOP	44	30	13	1,840
UOP	454	20	91	12,879
TOTALS	3,633		2,717	384,517

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0500	01	2,717	114.8112	163.61	444,528	1988	1995	0	0	0	13.50	86.50

1 SFR CUST – 100% - 1990 Heated Area: 1967 HX Base Yr 1990



121 BITTER NUT RD, FERNANDINA BEACH

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

NASSAU COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 5	Tax Dist:	
BUILDING MARKET VALUE		384,517
TOTAL MARKET OB/XF VALUE		22,421
TOTAL LAND VALUE - MARKET		495,000
TOTAL MARKET VALUE		901,938
SOH/AGL Deduction		547,587
ASSESSED VALUE		354,351
TOTAL EXEMPTION VALUE	HX HB	50,000
BASE TAXABLE VALUE		304,351
TOTAL JUST VALUE		901,938
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		861,528

PERMIT NUM	DESCRIPTION	AMT	ISSUED
4173	NEW CONSTR	3,000	01/15/1991
5743	SWIM POOL	11,700	05/19/1989
4521	NEW CONSTR	82,700	11/24/1987
4681	NEW CONSTR	0	11/24/1987

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
0569/0443	5/04/1989	WD	Q	I		272,000
GRANTOR: SATURDAY D T & S G						
GRANTEE: DOYLE GEORGIA A						
0531/0085	11/13/1987	WD	Q	V		35,500
GRANTOR: DAVIS JAMES W						
GRANTEE: SATURDAY DANNY & S						

BUILDING NOTES

BUILDING DIMENSIONS

DCK=[YR=1993] W23 S4 BAS=[YR=1993] W17 N8 W25 S69 E17 FOP=[YR=1993] S2 E11 FGR=[YR=1993] S20 E8 S4 E6 N4 E8 N24 W8 FEP=[YR=1993] N16 W7 UOP=[YR=1993] N28 W13 S10 W5 S18 E18$ W18 S16 E25$ W14 S4$ N4 W11 S2$ N38 E5 N10 E13 S6 E30 N11 W8 N4 W15 N4$ S4 E15 S4 E8 N12$.

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	0812	CONCRETE C	0	100	0	0	1,623.00	SF	4.00	4.00	100	1988	1988	3	57	3,700	
2	0500	FP-PRE FAB	0	100	0	0	2.00	UT	3,500.00	3,500.00	100	1988	1988	3	66	4,620	
3	0861	POOL GUNIT	0	100	28	16	448.00	SF	85.00	85.00	100	1989	1989	3	20	7,616	
4	0845	KOOL DECK	0	100	0	0	658.00	SF	7.25	7.25	100	1989	1989	3	59.5	2,838	
5	0910	SCRN RM L	0	100	0	0	799.00	SF	15.00	15.00	100	1990	1990	3	20	2,397	
6	1126	CB/STC 8"	0	100	0	0	234.00	SF	8.00	8.00	100	1989	1989	3	59.5	1,114	
7	0445	BOX FNC 5'	0	100	0	0	84.00	LF	8.10	8.10	100	1989	1989	3	20	136	

LAND DESCRIPTION

TOTAL OB/XF 22,421

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		RS-1	0.00	0.00	1.00	LT		1.00	1.00	1.10	450,000.00	495,000.00	495,000							

REVIEW DATE 12/28/2017 BY DJX Total Acres: 0.00 Total Land Value: 495,000 Market: 0 Agricultural: 0 Common: 495,000 PRINTED 08/02/2023 BY SYS