LOT 94
MARSH CREEK VILLAGE 1 PB 4/18

LAIRD JUSTIN H & JUSTYNA
10 SPOTTED SANDPIPER
FERNANDINA BEACH, FL 32034

2023

01-6N-29-1300-0094-0000

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	10	ABOVE AVG 100
Roof Structur	04	WOOD TRUSS 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	13	LVT/LAMNT 100
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		4 100
Bathrooms		3 100
Frame	02	WOOD FRAME 100
Stories	2.	2. 100
Units		0 100
Quality	04	Quality Level 04

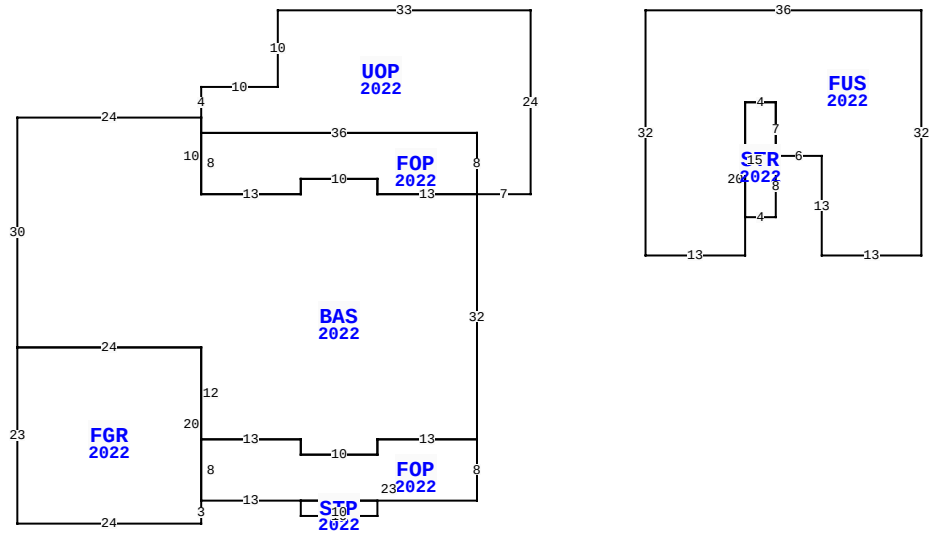
DOR CODE	0100	SINGLE FAMILY	
MAP NUM		MKT AREA	10
NEIGHBORHOOD/LOC	10001.00		

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,912	100	1,912	356,053
FGR	552	55	304	56,611
FOP	268	30	80	14,898
FOP	268	30	80	14,898
FUS	994	100	994	185,103
STP	20	10	2	372
STR	60	10	6	1,117
UOP	644	20	129	24,022
TOTALS	4,718		3,507	653,074

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0500	11	3,507	130.6800	186.22	653,074	2022	2022	0	0	0	0.00	100.00

1 SFR CUST – 100% - 2023 Heated Area: 2906 HX Base Yr 2023



10 SPOTTED SANDPIPER, FERNANDINA BEACH

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

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 5	Tax Dist:	
BUILDING MARKET VALUE		653,074
TOTAL MARKET OB/XF VALUE		17,220
TOTAL LAND VALUE - MARKET		450,000
TOTAL MARKET VALUE		1,120,294
SOH/AGL Deduction		0
ASSESSED VALUE		1,120,294
TOTAL EXEMPTION VALUE	HX HB	50,000
BASE TAXABLE VALUE		1,070,294
TOTAL JUST VALUE		1,120,294
NCON VALUE		670,294
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		337,500

PERMIT NUM	DESCRIPTION	AMT	ISSUED
20000909	NEW CONSTR	396,730	06/01/2020

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2316/1890	10/30/2019	WD	Q	V	01	205,000
GRANTOR: HAYNAM DOUGLAS L & DE						
GRANTEE: LAIRD JUSTIN H & JU						
2187/0789	3/26/2018	WD	Q	V	02	155,000
GRANTOR: IMBRAINI VINCENT & CA						
GRANTEE: HAYNAM DOUGLAS L &						

BUILDING NOTES

BUILDING DIMENSIONS

UOP=[YR=2022] W33 S10 W10 S4BAS=[YR=2022] W24 S30 FGR=[YR=2022] S23 E24 N3 FOP=[YR=2022] E13 STP=[YR=2022] S2 E10 N2 W10$ E23 N8 W13 S2 W10 N2 W13 S8$ N20 W24$ E24 S12 E13 S2 E10 N2 E13 N32 FOP=[YR=2022] N8 W36 S8 E13 N2 E10 S2 E13$ W13 N2 W10 S2 W13 N10$ S2 E36 S8 E7 N24$ PTR=E15FUS=[YR=2022] E36 S32 W13 N13 W6 STR=[YR=2022] S8 W4 N15 E4 S7$ N7 W4 S20 W13 N32$ W15$.

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	1,722.00	SF	10.00	10.00	100	2022	2022	3	100	17,220	

LAND DESCRIPTION

TOTAL OB/XF 17,220

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	1.00	450,000.00	450,000.00	450,000							

REVIEW DATE 06/21/2022 BY DJ Total Acres: 0.00 Total Land Value: 450,000 Market: 0 Agricultural: 0 Common: 450,000 PRINTED 08/02/2023 BY SYS