LOT 99
HAMPTON LAKES #2 PBK 8/165

BROUSSARD PAUL M & JENNIFER
85061 WILLISTON CT
FERNANDINA BEACH, FL 32034

2023

24-2N-27-0721-0099-0000

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	31	HARDIE BRD 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	11	CLAY TILE 50
Interior Floo	14	CARPET 50
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	03	Quality Level 03

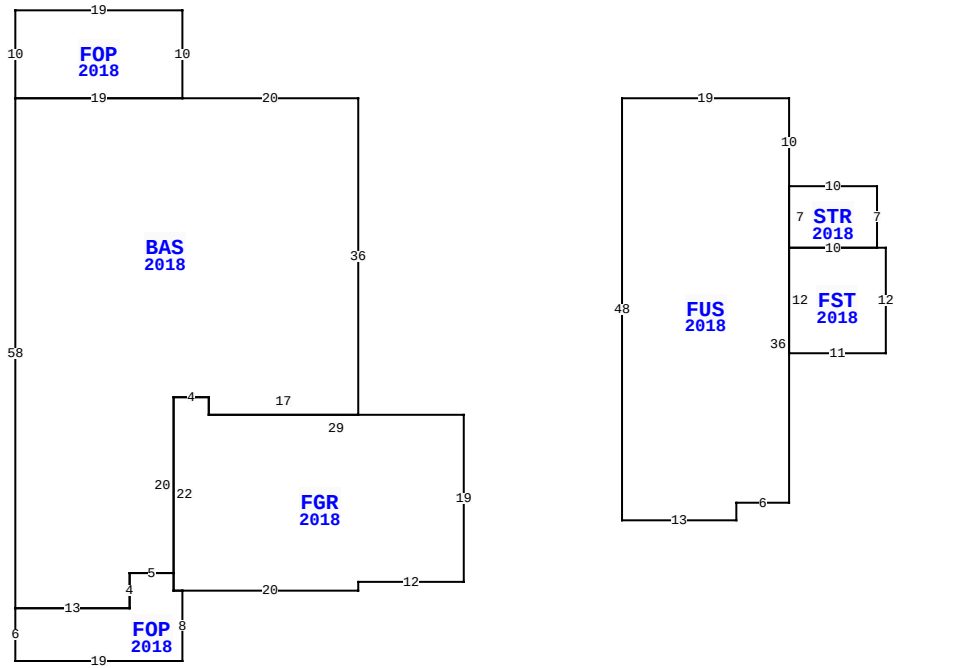
DOR CODE	0100	SINGLE FAMILY	
MAP NUM		MKT AREA	04
NEIGHBORHOOD/LOC	4085.00		

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,772	100	1,772	216,432
FGR	656	55	361	44,093
FOP	136	30	41	5,008
FOP	190	30	57	6,962
FST	132	55	73	8,916
FUS	900	100	900	109,926
STR	70	10	7	855
TOTALS	3,856		3,211	392,192

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0900	01	3,211	104.4200	124.00	398,164	2018	2018	0	0	0	1.50	98.50

1 SNGL FAM – 100% - 2019 Heated Area: 2672 HX Base Yr 2019



85061 WILLISTON CT, FERNANDINA BEACH

BLD DATE		LGL DATE	
XF DATE		LAND DATE	06/13/2023 MLU
INC DATE		AG DATE	

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 4	Tax Dist:	
BUILDING MARKET VALUE		392,192
TOTAL MARKET OB/XF VALUE		10,878
TOTAL LAND VALUE - MARKET		75,000
TOTAL MARKET VALUE		478,070
SOH/AGL Deduction		205,839
ASSESSED VALUE		272,231
TOTAL EXEMPTION VALUE	HX HB	50,000
BASE TAXABLE VALUE		222,231
TOTAL JUST VALUE		478,070
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		387,977

PERMIT NUM	DESCRIPTION	AMT	ISSUED
18012137	CO ISSUED	0	12/12/2018
18006591	NEW CONSTR	353,319	06/26/2018

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2366/0695	4/20/2020	QC	U	I	11	100
GRANTOR: BROUSSARD PAUL M & JE						
GRANTEE: BROUSSARD PAUL M &						
2244/0493	12/13/2018	SW	Q	I	01	194,242
GRANTOR: AVH NORTH FLORIDA LLC						
GRANTEE: BROUSSARD PAUL M &						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2018] W20 FOP=[YR=2018] N10 W19 S10E19$ W19 S58 FOP=[YR=2018] S6 E19 N8 FGR=[YR=2018] E20 N1 E12 N19 W29 N2 W4 S22 E1$ W1 N2 W5 S4 W13$ E13 N4 E5 N20 E4 S2 E17 N36$ PTR=[YR=2018] E30 FUS=[YR=2018] E19 S10 STR=[YR=2018] E10 S7 FST=[YR=2018] E1 S12 W11 N12 E10$W10 N7$ S36 W6S2 W13 N48 $ W30$.

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	1,110.00	SF	10.00	10.00	100	2018	2018	3	98	10,878	

LAND DESCRIPTION

TOTAL OB/XF 10,878

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	000133	C	SFR LAKE	100			0.00	0.00	1.00	LT		1.00	1.00	1.00	75,000.00	75,000.00	75,000							

REVIEW DATE 04/25/2019 BY TW Total Acres: 0.00 Total Land Value: 75,000 Market: 0 Agricultural: 0 Common: 75,000 PRINTED 08/02/2023 BY SYS