



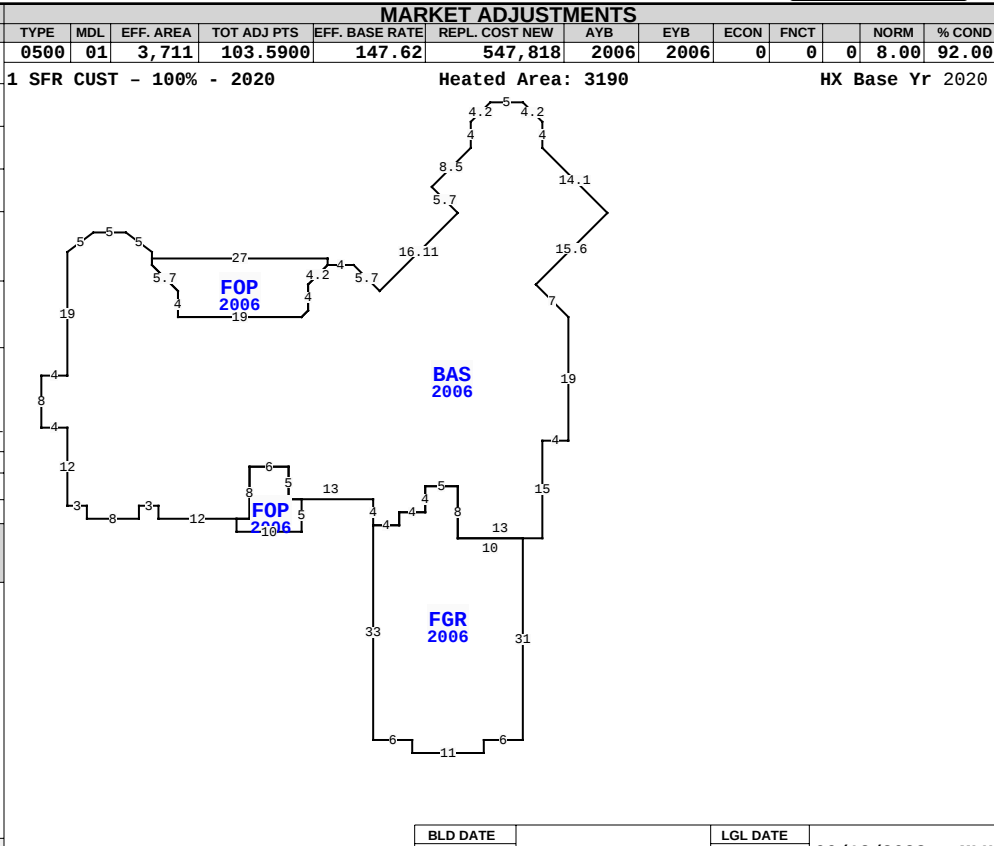
BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	16	WD FR STUC 90
Exterior Wall	21	STONE 10
Roof Structur	08	IRREGULAR 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 60
Interior Floo	15	HARDTILE 40
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms	4	100
Bathrooms	3	100
Frame	02	WOOD FRAME 100
Stories	1.	1. 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	4042.00	

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	3,190	100	3,190	433,235
FGR	799	55	439	59,621
FOP	74	30	22	2,988
FOP	199	30	60	8,148
TOTALS	4,262		3,711	503,993

EXTRA FEATURES									
L N	OB/XF CODE	DESCRIPTION	BLD CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE
1	0810	CONCRETE A	0	100	0	0			1,665.00
2	0911	SCRN RM A	0	100	0	0			667.00
3	0861	POOL GUNIT	0	100	0	0			336.00
4	0871	POOL HTR R	0	100	0	0			1.00
5	0845	KOOL DECK	0	100	0	0			331.00

LAND DESCRIPTION									
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS
1	000140	C	SFR GOLF A	100		PUD	0.00	0.00	1.00



95006 LANTANA CT, FERNANDINA BEACH	BLD DATE	LGL DATE	06/12/2023	MLU
	XF DATE	LAND DATE		
	INC DATE	AG DATE		

TOTAL OB/XF									
32,315									

NASSAU COUNTY PROPERTY		PAGE 1 of 1	4
VALUATION SUMMARY			
VALUATION BY		STANDARD	
Tax Group: 4		Tax Dist:	
BUILDING MARKET VALUE		503,993	
TOTAL MARKET OB/XF VALUE		32,315	
TOTAL LAND VALUE - MARKET		115,000	
TOTAL MARKET VALUE		651,308	
SOH/AGL Deduction		209,926	
ASSESSED VALUE		441,382	
TOTAL EXEMPTION VALUE		HX HB VX	55,000
BASE TAXABLE VALUE		386,382	
TOTAL JUST VALUE		651,308	
NCON VALUE		0	
INCOME VALUE			
PREVIOUS YEAR MKT VALUE		582,217	

PERMIT NUM	DESCRIPTION	AMT	ISSUED
M2003739	H/AC	6,049	05/01/2020
B18761	XF0B	13,300	11/01/2006
M11715	MECH OTHER	0	07/01/2006
C0617697	CO ISSUED	445,000	05/01/2006
P11122	OTHER	0	05/01/2006
R09259	REPAIR/RRF	17,500	05/01/2006

SALES DATA					
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD
2573/1926	6/24/2022	QC	U	I	11
GRANTOR: MASFERRER MAURICIO &					
GRANTEE: MASFERRER MAURICIO					
2232/1803	10/19/2018	WD	Q	I	02
GRANTOR: JAKOBER ROBERT W					
GRANTEE: MASFERRER MAURICIO					

BUILDING NOTES									
BUILDING DIMENSIONS									
BAS=[YR=2006] N15E4N19 L5 U5 R11 U11 U10 L10 N4 U3 L3 W5 D3 L3 S4 L6 D6 D4 R4 D12 L12 U4 L4 W4 FOP=[YR=2006] N1W27S1 D4 R4 S4 E19 U1 R1 N4 R3 U3 S D3 L3 S4 D1 L1 W19N4 U4 L4 N2 L4 U3 W5 D3 L4 S19 W4S8E4S12E3S2E8 N2 E3S2 E12FOP=[YR=2006] S2E10N5W2N5 W6S8W2E2N8E6S5E13S4 FGR=[YR=2006] S33 E6S2E11N2E6N31W10N8W5S4W4 S2W4\$ E4N2E4N4E5S8E13\$.									