



BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	16	WD FR STUC 90
Exterior Wall	21	STONE 10
Roof Structure	08	IRREGULAR 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floor	14	CARPET 60
Interior Floor	15	HARDTILE 40
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms	4	100
Bathrooms	4	100
Frame	02	WOOD FRAME 100
Stories	1.5	1.5 100
Units	0	100
Occupancy	00	NONE 100

Quality	03	Quality Level 03
DOR CODE	0100	SINGLE FAMILY

MAP NUM		MKT AREA	04
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NEIGHBORHOOD/LOC	4042.00
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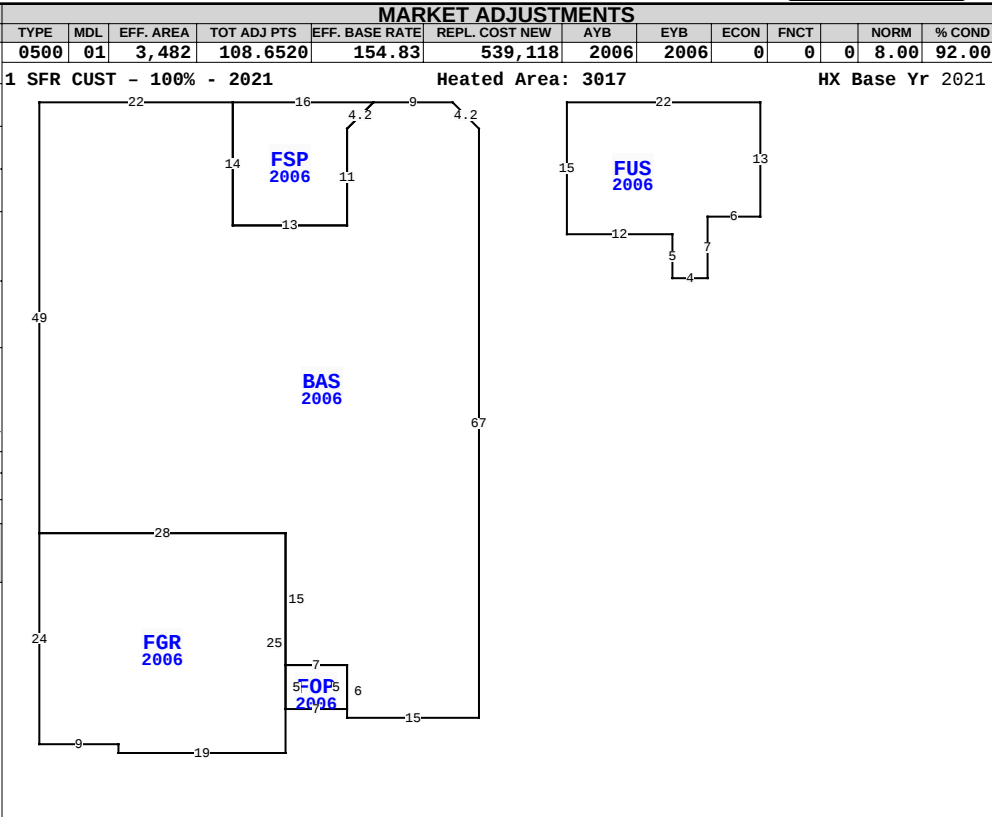
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	2,679	100	2,679	381,607
FGR	691	55	380	54,128
FOP	35	30	10	1,424
FSP	187	40	75	10,683
FUS	338	100	338	48,146

TOTALS	3,930		3,482	495,989
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EXTRA FEATURES									
L N	OB/XF CODE	DESCRIPTION	BLD CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE
1	0500	FP-PRE FAB	0 100	0	0	1.00	UT	3,500.00	3,500.00
2	0855	CONC PAVER	0 100	0	0	1,285.00	SF	10.00	10.00
3	0810	CONCRETE A	0 100	8	3	24.00	SF	6.50	6.50
4	0462	ST/AL FNC	0 100	50	0	200.00	SF	10.00	10.00
5	0463	FENCE GATE	0 100	0	0	1.00	UT	300.00	300.00

LAND DESCRIPTION									
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS
1	000135	C	SFR CNSVTN	100		PUD	0.00	0.00	1.00

REVIEW DATE	04/27/2018	BY	KWX
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95071 BUCKEYE CT, FERNANDINA BEACH	BLD DATE		LGL DATE	
	XF DATE		LAND DATE	06/12/2023
	INC DATE		AG DATE	MLU

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	0500	FP-PRE FAB	0 100	0	0	1.00	UT	3,500.00	3,500.00	100	2006	2006	3	91	3,185	
2	0855	CONC PAVER	0 100	0	0	1,285.00	SF	10.00	10.00	100	2006	2006	3	88	11,308	
3	0810	CONCRETE A	0 100	8	3	24.00	SF	6.50	6.50	100	2006	2006	3	88	137	
4	0462	ST/AL FNC	0 100	50	0	200.00	SF	10.00	10.00	100	2013	2013	3	75	1,500	
5	0463	FENCE GATE	0 100	0	0	1.00	UT	300.00	300.00	100	2013	2013	3	87	261	

TOTAL OB/XF										16,391						
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
1	000135	C	SFR CNSVTN	100		PUD	0.00	0.00	1.00	LT		1.00	1.00	0.90	115,000.00	103,500.00

Total Acres:	0.00	Total Land Value:	103,500	Market:	0	Agricultural:	0	Common:	103,500
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NASSAU COUNTY PROPERTY										PAGE 1 of 1		4
VALUATION SUMMARY										STANDARD		
VALUATION BY										STANDARD		
Tax Group: 4										Tax Dist:		
BUILDING MARKET VALUE										495,989		
TOTAL MARKET OB/XF VALUE										16,391		
TOTAL LAND VALUE - MARKET										103,500		
TOTAL MARKET VALUE										615,880		
SOH/AGL Deduction										292,792		
ASSESSED VALUE										323,088		
TOTAL EXEMPTION VALUE										HX HB 50,000		
BASE TAXABLE VALUE										273,088		
TOTAL JUST VALUE										615,880		
NCON VALUE										0		
INCOME VALUE												
PREVIOUS YEAR MKT VALUE										501,593		

PERMIT NUM	DESCRIPTION	AMT	ISSUED
E17610	NEW CONSTR	2,000	07/01/2006
M11515	H/AC	0	05/01/2006
P11023	NEW CONSTR	0	04/01/2006
C16672	CO ISSUED	250,000	11/01/2005
R08619	REPAIR/RRF	5,000	11/01/2005
B16672	NEW CONSTR	250,000	11/01/2005

SALES DATA							
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE	
2417/1357	12/15/2020	WD	U	I	37	270,000	
GRANTOR: LOVELL JOHN H II							
GRANTEE: KRUIDBOS BERNARD A							
1801/0068	6/28/2012	WD	Q	I	02	209,000	
GRANTOR: FEDERAL NATIONAL MORT							
GRANTEE: LOVELL JOHN H II							

BUILDING NOTES									
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BUILDING DIMENSIONS									
BAS=[YR=2006] U3 L3 W9 FSP=[YR=2006] W16 S14E13N11 U3 R3 \$ D3 L3 S11 W13N14W22 S49 FGR=[YR=2006] S24E9 S1 E19N25W28 \$ E28S15 FOP=[YR=2006] S5 E7N5W7\$E7S6E15 N67\$ PTR=N3E10 FUS=[YR=2006] E22 S13 W6 S7W4N5W12 N15\$ W10S3\$.									