



BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	16	WD FR STUC 100
Roof Structure	08	IRREGULAR 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floor	11	CLAY TILE 60
Interior Floor	14	CARPET 40
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
Occupancy	00	NONE 100

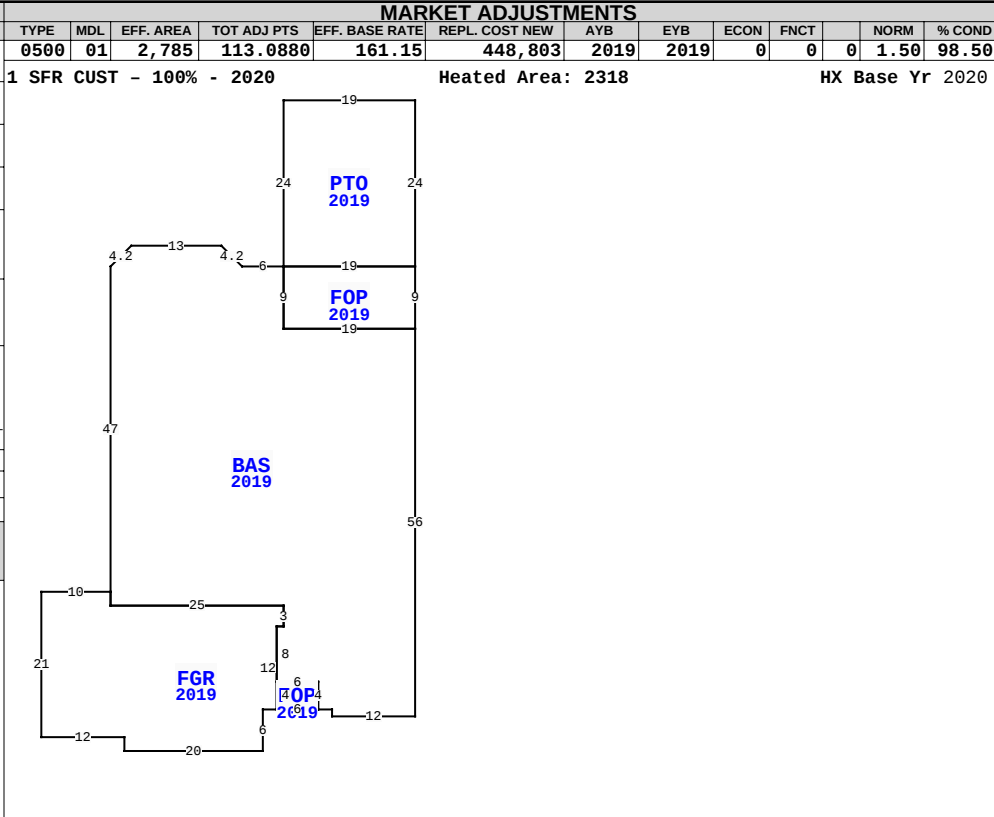
Quality	03	Quality Level 03
DOR CODE	0100	SINGLE FAMILY
MAP NUM		MKT AREA 04
NEIGHBORHOOD/LOC	4042.00	

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	2,318	100	2,318	367,943
FGR	701	55	386	61,271
FOP	24	30	7	1,111
FOP	171	30	51	8,096
PTO	456	5	23	3,650

TOTALS	3,670		2,785	442,071
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EXTRA FEATURES									
L N	OB/XF CODE	DESCRIPTION	BLD CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE
1	0855	CONC PAVER	0 100	16	3	48.00	SF	10.00	10.00
2	0855	CONC PAVER	0 100	0	0	1,223.00	SF	10.00	10.00
3	0911	SCRN RM A	0 100	24	19	456.00	SF	17.50	17.50

LAND DESCRIPTION									
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS
1	000136	C	SFR INT	100		PUD	0.00	0.00	1.00



95092 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	0855	CONC PAVER	0 100	16	3	48.00	SF	10.00	10.00	100	2019	2019	3	99	475	
2	0855	CONC PAVER	0 100	0	0	1,223.00	SF	10.00	10.00	100	2019	2019	3	99	12,108	
3	0911	SCRN RM A	0 100	24	19	456.00	SF	17.50	17.50	100	2019	2019	3	90	7,182	

TOTAL OB/XF										19,765						
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	000136	C	SFR INT	100		PUD	0.00	0.00	1.00	LT		1.00	1.00	1.00	115,000.00	115,000.00

NASSAU COUNTY PROPERTY										PAGE 1 of 1		4
VALUATION SUMMARY										STANDARD		
VALUATION BY										Tax Group: 4		
BUILDING MARKET VALUE										Tax Dist:		
TOTAL MARKET OB/XF VALUE										442,071		
TOTAL LAND VALUE - MARKET										19,765		
TOTAL MARKET VALUE										115,000		
SOH/AGL Deduction										576,836		
ASSESSED VALUE										198,212		
TOTAL EXEMPTION VALUE										378,624		
BASE TAXABLE VALUE										50,000		
TOTAL JUST VALUE										328,624		
NCON VALUE										576,836		
INCOME VALUE										0		
PREVIOUS YEAR MKT VALUE										488,981		

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B1907193	SCRN ENCLSR	9,552	09/01/2019
C1810217	CO ISSUED	0	04/17/2019
B1810217	NEW CONSTR	317,927	10/08/2018
R09301	REPAIR/RRF	5,000	05/01/2006
B17760	NEW CONSTR	300,000	05/01/2006

SALES DATA									
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE			
2513/0168	10/28/2021	WD	U	I	11	100			
GRANTOR: SUTTER CONRAD THOMAS									
GRANTEE: SUTTER CONRAD T TRU									
2512/1720	10/28/2021	WD	U	I	11	100			
GRANTOR: SUTTER CONRAD THOMAS									
GRANTEE: SUTTER CONRAD T									

BUILDING NOTES									
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BUILDING DIMENSIONS									
FOP=[YR=2019] N9 PTO=[YR=2019] N24 W19 S24 E19\$ W19 S9 E19\$									
BAS=[YR=2019] W19 N9 W6 U3 L3 W13 D3 L3 S47									
FGR=[YR=2019] W10 S21 E12 S2 E20 N6 E2 FOP=[YR=2019] E6 N4									
W6 S4 \$ N12 E1 N3 W25 N2\$ S2 E25 S3 W1 S8 E6 S4 E2 S1 E12									
N56\$.									