



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	12	HARDWOOD 60
Interior Floor	14	CARPET 40
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
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	3,020	100	3,020	425,117
FGR	844	55	464	65,316
FOP	42	30	13	1,830
FSP	677	40	271	38,147

TOTALS	4,583		3,768	530,411
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EXTRA FEATURES									
L N	OB/XF CODE	DESCRIPTION	BLD	CAP	L	W	UNITS	UT	Adj R
1	0500	FP-PRE FAB	0	100	0	0	1.00	UT	3,500.00
2	0855	CONC PAVER	0	100	0	0	1,453.00	SF	10.00

MARKET ADJUSTMENTS									
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT
0500	01	3,768	100.8000	143.64	541,236	2018	2018	0	0
1 SFR CUST - 100% - 2022 Heated Area: 3020 HX Base Yr 2022									
95103 ROYAL PALM CT, FERNANDINA BEACH									

TOTAL OB/XF									
17,704									

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

NASSAU COUNTY PROPERTY									
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VALUATION SUMMARY									
VALUATION BY					STANDARD				
Tax Group: 4					Tax Dist:				
BUILDING MARKET VALUE					530,411				
TOTAL MARKET OB/XF VALUE					17,704				
TOTAL LAND VALUE - MARKET					115,000				
TOTAL MARKET VALUE					663,115				
SOH/AGL Deduction					158,734				
ASSESSED VALUE					504,381				
TOTAL EXEMPTION VALUE					HX HB 50,000				
BASE TAXABLE VALUE					454,381				
TOTAL JUST VALUE					663,115				
NCON VALUE					0				
INCOME VALUE									
PREVIOUS YEAR MKT VALUE					562,483				

PERMIT NUM	DESCRIPTION	AMT	ISSUED
C1711333	CO ISSUED	0	06/27/2018
B1711333	NEW CONSTR	408,215	12/20/2017
R09567	REPAIR/RRF	3,500	07/01/2006
B18275	NEW CONSTR	551,900	07/01/2006

SALES DATA							
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE	
2467/0893	6/03/2021	WD	Q	I	01	655,000	
GRANTOR: SOTO ACOSTA RAUL							
GRANTEE: LAMBERT GREGORY S &							
2207/1552	6/29/2018	WD	Q	I	01	486,300	
GRANTOR: ICI JACKSONVILLE RESI							
GRANTEE: SOTO ACOSTA RAUL							

BUILDING NOTES									
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BUILDING DIMENSIONS									
BAS=[YR=2018] W3 FSP=[YR=2018] N10 W61 S6 E10 D3 R3 S7 E24 N6 E2 U3 R3 E7 D3 R3 E9\$ W9 U3 L3 W7 D3 L3 W2 S6 W24 N7 U3 L3 W10 D3 L3 S46 E8 N2 E4 S7 E12 N4 FOP=[YR=2018] E10 N1 W2 N4 W8 S5\$ N5 E8 S4 E11 FGR=[YR=2018] S37 E24 N33 W8 N2 W6 N2 W10\$ E10 S2 E6 S2 E8 N49\$.									