



BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	10	ABOVE AVG 70
Exterior Wall	16	WD FR STUC 30
Roof Structure	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floor	14	CARPET 60
Interior Floor	11	CLAY TILE 40
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100
Occupancy	00	NONE 100

Quality	04	Quality Level 04
DOR CODE	0100	SINGLE FAMILY

MAP NUM		MKT AREA	04
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NEIGHBORHOOD/LOC	4144.00
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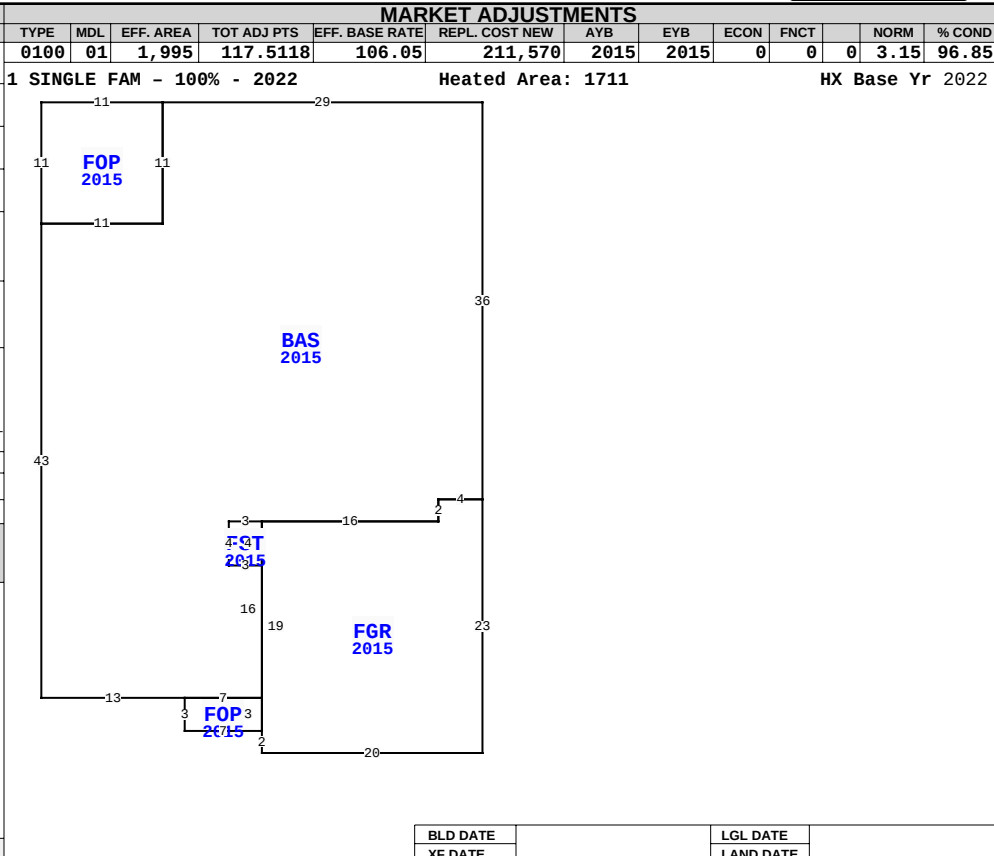
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,711	100	1,711	175,736
FGR	428	55	235	24,137
FOP	21	30	6	616
FOP	121	30	36	3,698
FST	12	55	7	719
TOTALS	2,293		1,995	204,906

EXTRA FEATURES				
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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	0810	CONCRETE A	0 100	9	3	27.00	SF	6.50	6.50	100	2015	2015	3	96	168	
2	0811	CONCRETE B	0 100	0	0	577.00	SF	5.20	5.20	100	2015	2015	3	96	2,880	
3	0476	VF 6 SBPL	0 100	0	0	414.00	LF	32.00	32.00	100	2015	2015	3	90	11,923	
4	0470	VNYL GATE	0 100	0	0	2.00	UT	300.00	300.00	100	2015	2015	3	90	540	

LAND DESCRIPTION															
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
1	000100	C	SFR	100			0.00	0.00	1.00	LT		1.00	1.00	1.00	75,000.00

REVIEW DATE	07/31/2020	BY	KWA
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95006 CHESWICK OAKS DR, FERNANDINA BEACH
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BLD DATE	XF DATE	LGL DATE
INC DATE	LAND DATE	AG DATE

TOTAL OB/XF															
15,511															

Total Acres: 0.00	Total Land Value: 75,000	Market: 0	Agricultural: 0	Common: 75,000
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NASSAU COUNTY PROPERTY															
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VALUATION BY		STANDARD
Tax Group: 4		Tax Dist:
BUILDING MARKET VALUE		204,906
TOTAL MARKET OB/XF VALUE		15,511
TOTAL LAND VALUE - MARKET		75,000
TOTAL MARKET VALUE		295,417
SOH/AGL Deduction		34,476
ASSESSED VALUE		260,941
TOTAL EXEMPTION VALUE		55,000
BASE TAXABLE VALUE		205,941
TOTAL JUST VALUE		295,417
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		253,341

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B1530600	CO ISSUED	0	10/14/2015
B1530600	NEW CONSTR	213,478	06/01/2015

SALES DATA			
OFF RECORD Number	DATE	TYPE INST	Q U
2474/0417	6/25/2021	WD	Q
		I	I
		RSN CD	02
		SALE PRICE	280,000

GRANTOR: PRATT STEVEN M & AMAN			
GRANTEE: FARGO MONA L & STEV			
2010/0158	10/19/2015	SW	Q
		I	I
		01	190,000
GRANTOR: D R HORTON INC-JACKSO			
GRANTEE: PRATT STEVEN M & AM			

BUILDING NOTES															
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BUILDING DIMENSIONS															
BAS=[YR=2015] W29 FOP=[YR=2015] W11 S11 E11 N11\$ S11 W11 S43 E13 FOP=[YR=2015] S3 E7 FGR=[YR=2015] S2 E20 N23 W4 S2 W16 FST=[YR=2015] W3 S4 E3 N4\$ S19\$ N3 W7\$ E7 N16 E16 N2 E4 N36\$.															