

LOT 15
IN OR 2145/635
CEDAR RIDGE #1 PB 6/95

SWEATT AARON & AMY
95503 BARBARAS PLACE
FERNANDINA BEACH, FL 32034

2023

31-2N-28-0235-0015-0000



BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	31	HARDIE BRD 100
Roof Structur	08	IRREGULAR 100
Roof Cover	03	COMP SHNGL 80
Roof Cover	12	MODULAR MT 20
Interior Wall	05	DRYWALL 100
Interior Floo	11	CLAY TILE 80
Interior Floo	14	CARPET 20
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2.5 100
Frame	02	WOOD FRAME 100
Stories	2.	2. 100
Units		0 100
Occupancy	00	NONE 100

Quality	04	Quality Level 04
DOR CODE	0100	SINGLE FAMILY

MAP NUM		MKT AREA	04
NEIGHBORHOOD/LOC	4007.00		

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	896	100	896	94,616
BAS	120	100	120	12,672
FGR	624	55	343	36,220
FOP	192	30	58	6,124
FOP	264	30	79	8,343
FUS	538	100	538	56,812

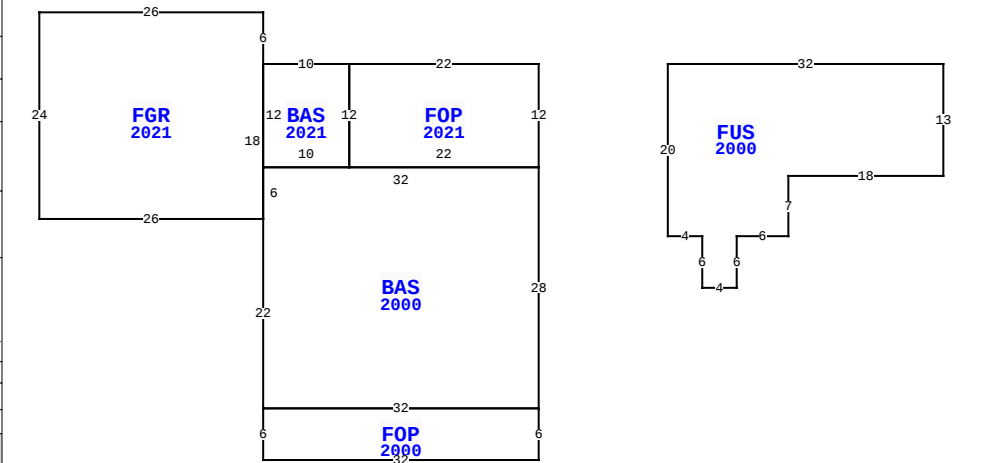
TOTALS	2,634		2,034	214,786
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EXTRA FEATURES										
L N	OB/XF CODE	DESCRIPTION	BLD CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE	NOTES
1	1243	WD DECK F	0 100	19	8	152.00	SF	8.00	8.00	
2	0810	CONCRETE A	0 100	0	0	48.00	SF	6.50	6.50	
3	0940	SHEDS/PORT	0 100	24	12	288.00	SF	18.00	18.00	
4	0681	POLE SHED	0 100	24	12	288.00	SF	15.00	15.00	

LAND DESCRIPTION										
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE
1	000115	C	SFR ACRES	100			0.00	0.00	1.00	AC

REVIEW DATE 02/15/2022 BY KWA

MARKET ADJUSTMENTS										
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	% COND
0100	01	2,034	127.1844	114.78	233,463	2000	2005	0	0	8.00
1 SINGLE FAM - 100% - 2019 Heated Area: 1554 HX Base Yr 2019										



BLD DATE	03/03/2023	NW	LGL DATE	05/30/2023	MLU
XF DATE			LAND DATE		
INC DATE			AG DATE		

95503 BARBARAS PL, FERNANDINA BEACH

TOTAL OB/XF										
8,380										

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8,380										

Market: 0 Agricultural: 0 Common: 75,000

NASSAU COUNTY PROPERTY			
VALUATION SUMMARY			PAGE 1 of 1
VALUATION BY			STANDARD
Tax Group: 4			Tax Dist:
BUILDING MARKET VALUE			214,786
TOTAL MARKET OB/XF VALUE			8,380
TOTAL LAND VALUE - MARKET			75,000
TOTAL MARKET VALUE			298,166
SOH/AGL Deduction			96,201
ASSESSED VALUE			201,965
TOTAL EXEMPTION VALUE			50,000
BASE TAXABLE VALUE			151,965
TOTAL JUST VALUE			298,166
NCON VALUE			0
INCOME VALUE			
PREVIOUS YEAR MKT VALUE			247,697

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B2009999	GARAGE	51,789	10/20/2020
B007110	NEW CONSTR	78,800	05/01/2000

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2145/0635	8/24/2017	SW	U	I	12	105,900
GRANTOR: DEUTSCHE BANK NATIONA						
GRANTEE: SWEATT AARON & AMY						
2109/0302	3/16/2017	CT	U	I	18	102,900
GRANTOR: CLERK OF COURT						
GRANTEE: NEW CENTURY HOME EQ						

BUILDING NOTES										
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BUILDING DIMENSIONS
FOP=[YR=2021] W22 BAS=[YR=2021] W10 FGR=[YR=2021] N6 W26
S24 E26 BAS=[YR=2000] S22 FOP=[YR=2000] S6 E32 N6 W32\$ E32
N28 W32 S6\$ N18\$ S12 E10 N12\$ S12 E22 N12\$ PTR= E15
FUS=[YR=2000] E32 S13 W18 S7 W6 S6 W4 N6 W4 N20 \$ W15 \$.