BLOCK 1 LOT 2
BIG OAK PB 5/357

WEST MAURICE R JR
95217 BIG OAK AVE
FERNANDINA BEACH, FL 32034

2023

32-2N-28-0150-0001-0020

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

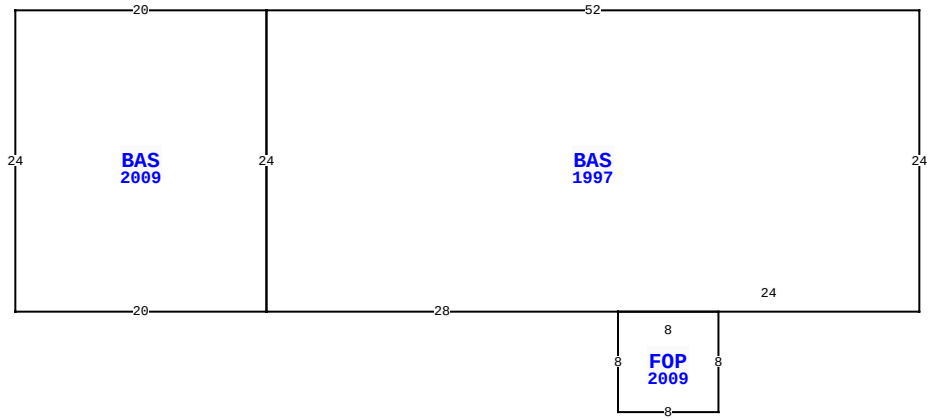
ELEMENT	CD	CONSTRUCTION
Exterior Wall	10	ABOVE AVG 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	12	MODULAR MT 100
Interior Wall	05	DRYWALL 100
Interior Floo	11	CLAY TILE 100
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100
Occupancy	00	NONE 100
Quality	05	Quality Level 05
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	1,248	100	1,248	136,392
BAS	480	100	480	52,459
FOP	64	30	19	2,076
TOTALS	1,792		1,747	190,927

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	1,747	135.3000	122.11	213,326	1970	2000	0	0	0	10.50	89.50

1 SINGLE FAM – 100% - 2022 Heated Area: 1728 HX Base Yr 2022



95217 BIG OAK AVE, FERNANDINA BEACH

BLD DATE		LGL DATE	
XF DATE		LAND DATE	05/26/2023 MLU
INC DATE		AG DATE	

NASSAU COUNTY PROPERTY — VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 4	Tax Dist:	
BUILDING MARKET VALUE		190,927
TOTAL MARKET OB/XF VALUE		7,241
TOTAL LAND VALUE - MARKET		85,000
TOTAL MARKET VALUE		283,168
SOH/AGL Deduction		64,446
ASSESSED VALUE		218,722
TOTAL EXEMPTION VALUE	HX HB	50,000
BASE TAXABLE VALUE		168,722
TOTAL JUST VALUE		283,168
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		212,351

PERMIT NUM	DESCRIPTION	AMT	ISSUED
M15449	H/AC	0	06/01/2010

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2475/0337	6/12/2021	QC	U	I	11	100
GRANTOR: POLLETTA DEANNA J WES						
GRANTEE: WEST MAURICE R JR						
1735/0745	4/25/2011	WD	U	I	12	50,000
GRANTOR: WEST MAURICE R JR & J						
GRANTEE: POLLETTA DEANNA J W						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1997] W52BAS=[YR=2009] W20 S24 E20 N24 $ S24 E28
FOP=[YR=2009] S8 E8 N8 W8 $ E24 N24$.

EXTRA FEATURES

LN	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
5	0504	FP-ELECTRI	0	100	0	0	1.00	UT	2,000.00	2,000.00	100	2000	2000	3	85	1,700	
7	0525	GAZEBO	0	100	0	0	1.00	UT	5,000.00	5,000.00	100	2000	2000	3	29	1,450	
8	0351	CARPORT MT	0	100	18	20	360.00	SF	10.00	10.00	100	1980	1980	3	20	720	
9	0510	GARAGE WD-	0	100	18	20	360.00	SF	15.40	15.40	100	1980	1980	3	20	1,109	
10	0810	CONCRETE A	0	100	20	20	400.00	SF	6.50	6.50	100	2005	2005	3	87	2,262	

LAND DESCRIPTION

TOTAL OB/XF 7,241

LN	USE CODE	CLS	LAND USE DESCRIPTION	CAP	RD	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	DT	DPTH FACT	% COND	TOT ADJ	UNIT PRICE	ADJ UNIT PRICE	LAND VALUE	OTHER ADJUSTMENTS AND NOTES	YEAR	DENSITY	DECL	FRZ	YR	CONSRV
1	000100	C	SFR	100	0006	OR	0.00	0.00	1.00	LT		1.00	1.00	1.00	85,000.00	85,000.00	85,000							

REVIEW DATE 07/08/2020 BY KWA Total Acres: 0.00 Total Land Value: 85,000 Market: 0 Agricultural: 0 Common: 85,000 PRINTED 08/02/2023 BY SYS