



BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	14	WD SHINGLE 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 90
Interior Floo	08	SHT VINYL 10
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		2 100
Bathrooms		1 100
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	4005.00	

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,104	100	1,104	96,946
FCP	912	25	228	20,021
FOP	288	30	86	7,552
TOTALS	2,304		1,418	124,519

EXTRA FEATURES		
L N	OB/XF CODE	DESCRIPTION
1	0940	SHEDS/PORT

LAND DESCRIPTION		
L N	USE CODE	CLS
1	000115	C

MARKET ADJUSTMENTS											
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
0100	01	1,418	117.9360	106.44	150,932	1987	1987	0	0	17.50	82.50
1 SINGLE FAM - 100% - 2000											
Heated Area: 1104											
HX Base Yr 2000											
FCP 1993 BAS 1993 FOP 1993											

95065 DOUGLAS RD, FERNANDINA BEACH									BLD DATE		LGL DATE		05/30/2023	MLU
									XF DATE		LAND DATE			
									INC DATE		AG DATE			
UNITS	UT	Adj R	ADJ UNIT PRICE	ORIG COND	YEAR ON	YEAR ACTUAL	Q	% COND	OB/XF MKT VALUE	NOTES				
192.00	SF	30.00	30.00	100	1986	1986	3	20	1,152					

TOTAL OB/XF											
1,152											
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T
1	000115	C	SFR ACRES	100		OR	0.00	0.00	1.00	AC	

NASSAU COUNTY PROPERTY			
VALUATION SUMMARY			PAGE 1 of 1
VALUATION BY			STANDARD
Tax Group: 4			Tax Dist:
BUILDING MARKET VALUE			124,519
TOTAL MARKET OB/XF VALUE			1,152
TOTAL LAND VALUE - MARKET			75,000
TOTAL MARKET VALUE			200,671
SOH/AGL Deduction			96,872
ASSESSED VALUE			103,799
TOTAL EXEMPTION VALUE			50,000
BASE TAXABLE VALUE			53,799
TOTAL JUST VALUE			200,671
NCON VALUE			0
INCOME VALUE			
PREVIOUS YEAR MKT VALUE			154,409

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B1803373	REPAIR/RRF	8,500	04/01/2018

SALES DATA					
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD
0819/1930	1/20/1998	WD U	I	I	07
GRANTOR: STEWART WM & BARRY DA					
GRANTEE: ASHLEY DEAN PAUL					
0817/1060	12/19/1997	WD U	I	I	05
GRANTOR: STEWART WILLIAM F					
GRANTEE: ASHLEY DEAN PAUL					

BUILDING NOTES											
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BUILDING DIMENSIONS											
FCP=[YR=1993] W24 S38 E24 N38 \$ PTR= E30 BAS=[YR=1993] E24 S46 FOP=[YR=1993] S8 W28N24 E4 S16 E24\$ W24 N46\$ W30\$.											