LOT 115
MARSH LAKES PB 5/159-167

KHATTAK A FAROUQUE TRUST/KHATTAK AHMAD F TRUSTEE
99034 GREEN HERON WAY
FERNANDINA BEACH, FL 32034

2023

37-2N-28-1320-0115-0000

BUILDING CHARACTERISTICS

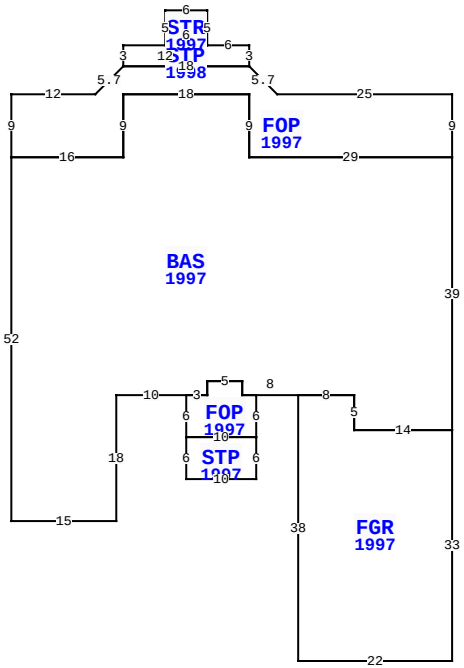
ELEMENT	CD	CONSTRUCTION
Exterior Wall	20	FACE BRICK 100
Roof Structur	08	IRREGULAR 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 60
Interior Floo	11	CLAY TILE 40
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		4 100
Bathrooms		2.5 100
Frame	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	4015.00	

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	2,634	100	2,634	344,081
FGR	766	55	421	54,995
FOP	70	30	21	2,743
FOP	493	30	148	19,334
STP	60	10	6	784
STP	54	10	5	654
STR	30	10	3	392
TOTALS	4,107		3,238	422,982

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0500	01	3,238	105.0640	149.72	484,793	1997	2005	0	0	0	12.75	87.25

1 SFR CUST – 100% - 2022 Heated Area: 2634 HX Base Yr 2022



99034 GREEN HERON WAY, FERNANDINA BEACH

BLD DATE		LGL DATE	
XF DATE		LAND DATE	05/22/2023 MLU
INC DATE		AG DATE	

NASSAU COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 7	Tax Dist:	
BUILDING MARKET VALUE		422,982
TOTAL MARKET OB/XF VALUE		27,644
TOTAL LAND VALUE - MARKET		200,000
TOTAL MARKET VALUE		650,626
SOH/AGL Deduction		92,723
ASSESSED VALUE		557,903
TOTAL EXEMPTION VALUE	HX HB	50,000
BASE TAXABLE VALUE		507,903
TOTAL JUST VALUE		650,626
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		557,300

PERMIT NUM	DESCRIPTION	AMT	ISSUED
M972258	H/AC	0	04/01/1997
963606	NEW CONSTR	190,000	01/01/1997

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2510/0550	11/02/2021	WD	Q	I	01	786,000
GRANTOR: QUARTERMAN LIVING TRU						
GRANTEE: KHATTAK A FAROUQUE						
1947/1894	10/28/2014	WD	U	I	11	100
GRANTOR: QUARTERMAN JAMES L &						
GRANTEE: QUARTERMAN LIVING T						

BUILDING NOTES

BUILDING DIMENSIONS

FOP=[YR=1997] W25 U4 L4 STP=[YR=1998] N3 W6 STR=[YR=1997] N5 W6 S5 E6$ W12 S3 E18$ W18 L4 D4 W12 S9 BAS=[YR=1997] S52 E15 N18 E10 FOP=[YR=1997] S6 STP=[YR=1997] S6 E10 N6 W10$ E10 N6 W2 N2 W5 S2 W3$ E3 N2 E5 S2 E8 FGR=[YR=1997] S38 E22 N33 W14 N5 W8$ E8 S5 E14 N39 W29 N9 W18 S9 W16$ E16 N9 E18 S9 E29 N9$.

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
1	0812	CONCRETE C	0	100	0	0	3,858.00	SF	4.00	4.00	100	1997	1997	3	75	11,574	
2	1127	BRICK 8"	0	100	0	0	19.00	SF	11.00	11.00	100	1997	1997	3	93	194	
3	0300	BOAT DCK W	0	100	0	0	300.00	SF	40.00	40.00	100	2004	2004	3	40	4,800	
4	0920	CWALL-WD/M	0	100	0	0	71.00	LF	390.00	390.00	100	2008	2008	3	40	11,076	

LAND DESCRIPTION

TOTAL OB/XF 27,644

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	000133	C	SFR LAKE	100		RS-1	0.00	0.00	1.00	LT		1.00	1.00	1.00	200,000.00	200,000.00	200,000							

REVIEW DATE 01/18/2023 BY DJA Total Acres: 0.00 Total Land Value: 200,000 Market: 0 Agricultural: 0 Common: 200,000 PRINTED 08/02/2023 BY SYS