PT MARGARET O'NEIL GRANT
SEC 39-2N-28E IN OR 1324/290
(EX UTIL ESMT'S IN OR 1004-257

WEAVER JOHN H & SUE R
96001 SPECKLED TROUT TRAIL
FERNANDINA BEACH, FL 32034

2023

39-2N-28-0000-0002-0120

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	16	WD FR STUC 100
Roof Structur	08	IRREGULAR 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	11	CLAY TILE 70
Interior Floo	14	CARPET 30
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		4 100
Bathrooms		2 100
Frame	02	WOOD FRAME 100
Stories	1.5	1.5 100
Units		0 100
Occupancy	00	NONE 100

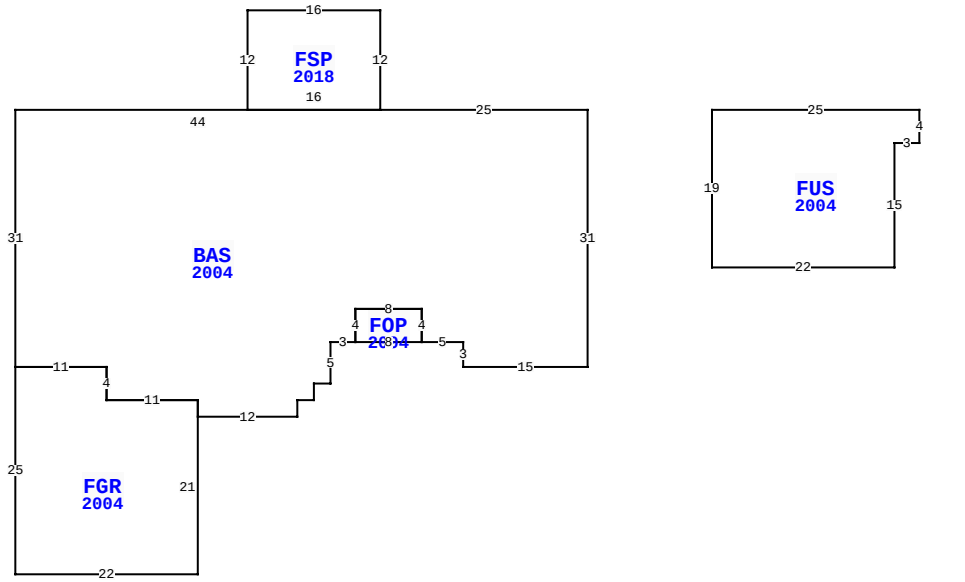
Quality	04	Quality Level 04
DOR CODE	0100	SINGLE FAMILY
MAP NUM		MKT AREA 04
NEIGHBORHOOD/LOC	4020.00	

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	2,187	100	2,187	269,334
FGR	506	55	278	34,236
FOP	32	30	10	1,232
FSP	192	40	77	9,483
FUS	430	100	430	52,955
TOTALS	3,347		2,982	367,241

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0900	01	2,982	114.5907	136.08	405,791	2003	2003	0	0	0	9.50	90.50

1 SNGL FAM – 100% - 2005 Heated Area: 2617 HX Base Yr 2005



96001 SPECKLED TROUT TRL, FERNANDINA BEACH

BLD DATE		LGL DATE	
XF DATE		LAND DATE	06/05/2023 MLU
INC DATE		AG DATE	

NASSAU COUNTY PROPERTY

PAGE 1 of 1 4

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 4	Tax Dist:	
BUILDING MARKET VALUE		367,241
TOTAL MARKET OB/XF VALUE		54,253
TOTAL LAND VALUE - MARKET		235,600
TOTAL MARKET VALUE		657,094
SOH/AGL Deduction		293,168
ASSESSED VALUE		363,926
TOTAL EXEMPTION VALUE	HX HB	50,000
BASE TAXABLE VALUE		313,926
TOTAL JUST VALUE		657,094
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		563,245

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B0412422	NEW CONSTR	188,006	03/01/2004
B0310790	NEW CONSTR	174,812	01/01/2003

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1324/0290	6/09/2005	WD	U	I	07	100
GRANTOR: BRRCO INC						
GRANTEE: WEAVER JOHN H & SUE						
1293/0039	2/04/2005	WD	Q	I		395,000
GRANTOR: BRRCO INC						
GRANTEE: WEAVER JOHN H & SUE						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2004] W25 FSP=[YR=2018] N12 W16 S12 E16 $ W44 S31 FGR=[YR=2004] S25 E22 N21 W11 N4 W11 $ E11 S4 E11 S2 E12 N2 E2 N2 E2 N5 E3 FOP=[YR=2004] E8 N4 W8 S4 $ N4 E8 S4 E5 S3 E15 N31 $ PTR= E15 FUS=[YR=2004] E25 S4 W3 S15 W22 N19 $ W15 $.

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	0500	FP-PRE FAB	0	100	0	0	1.00	UT	3,500.00	3,500.00	100	2003	2003	3	88	3,080	
2	0812	CONCRETE C	0	100	0	0	1,277.00	SF	4.00	4.00	100	2005	2005	3	87	4,444	
3	0350	CARPORT WD	0	100	10	10	200.00	SF	13.00	13.00	100	2007	2007	3	35	910	
4	0300	BOAT DCK W	0	100	0	0	850.00	SF	40.00	40.00	100	2012	2012	3	71	24,140	
5	0855	CONC PAVER	0	100	0	0	695.00	SF	7.00	7.00	100	2010	2010	3	92	4,476	
6	0510	GARAGE WD-	0	100	32	24	768.00	SF	35.00	35.00	100	2010	2010	3	64	17,203	

LAND DESCRIPTION

TOTAL OB/XF 54,253

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	000130	C	SFR WATER	100		RS-1	0.00	0.00	1.55	AC		1.00	1.00	0.95	160,000.00	152,000.00	235,600							

REVIEW DATE 12/26/2018 BY KW Total Acres: 1.55 Total Land Value: 235,600 Market: 0 Agricultural: 0 Common: 235,600 PRINTED 08/02/2023 BY SYS