

PT MARGARET O'NEIL GRANT
SEC 39-2N-28E IN OR 1503/1253
& OR 1880/1429

SERGEANT CURTIS R & VERA S
96108 SPECKLED TROUT TRAIL
FERNANDINA BEACH, FL 32034

2023

39-2N-28-0000-0002-0180



BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	20	FACE BRICK 100
Roof Structure	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floor	14	CARPET 70
Interior Floor	11	CLAY TILE 30
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	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	1,759	100	1,759	215,371
FGR	552	55	304	37,222
FOP	50	30	15	1,836
FSP	180	40	72	8,816
PTO	80	5	4	490
TOTALS	2,621		2,154	263,735

L N	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	0811	CONCRETE B	0 100	0	0	868.00	SF	5.20	5.20	100	2007	2007	3	89	4,017	
2	0510	GARAGE WD-	0 100	30	40	1,200.00	SF	35.00	35.00	100	2014	2014	3	78	32,760	
3	0476	VF 6 SBPL	0 100	0	0	200.00	LF	32.00	32.00	100	2014	2014	3	89	5,696	
4	0855	CONC PAVER	0 100	0	0	216.00	SF	10.00	10.00	100	2014	2014	3	95	2,052	
5	1076	TRELLIS A	0 100	12	18	216.00	SF	7.50	7.50	100	2014	2014	3	78	1,264	
6	0810	CONCRETE A	0 100	0	0	400.00	SF	6.50	6.50	100	2014	2014	3	95	2,470	

LAND DESCRIPTION			TOTAL OB/XF 48,259													
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPH FACT	% COND	TOT ADJ	UNIT PRICE	ADJ UNIT PRICE
1	000100	C	SFR	100		OR	0.00	0.00	0.61	AC		1.00	1.00	1.35	80,000.00	108,000.00

REVIEW DATE 01/17/2019 BY KWA

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
0900	01	2,154	116.1741	137.96	297,166	2007	2007	0	0	0 11.25	88.75
1 SNGL FAM - 100% - 2009											
Heated Area: 1759											
HX Base Yr 2009											

96108 SPECKLED TROUT TRL, FERNANDINA BEACH	BLD DATE 01/07/2008	RK	LGL DATE	06/05/2023	MLU
	XF DATE		LAND DATE		
	INC DATE		AG DATE		

TOTAL OB/XF 48,259																
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPH FACT	% COND	TOT ADJ	UNIT PRICE	ADJ UNIT PRICE
1	000100	C	SFR	100		OR	0.00	0.00	0.61	AC		1.00	1.00	1.35	80,000.00	108,000.00

Total Acres: 0.61 Total Land Value: 65,880 Market: 0 Agricultural: 0 Common: 65,880

NASSAU COUNTY PROPERTY				PAGE 1 of 1	4
VALUATION SUMMARY				STANDARD	
VALUATION BY		Tax Group: 4		Tax Dist:	
BUILDING MARKET VALUE				263,735	
TOTAL MARKET OB/XF VALUE				48,259	
TOTAL LAND VALUE - MARKET				65,880	
TOTAL MARKET VALUE				377,874	
SOH/AGL Deduction				178,073	
ASSESSED VALUE				199,801	
TOTAL EXEMPTION VALUE		HX HB		50,000	
BASE TAXABLE VALUE				149,801	
TOTAL JUST VALUE				377,874	
NCON VALUE				0	
INCOME VALUE					
PREVIOUS YEAR MKT VALUE				303,032	

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B2102616	(1) DOOR (4) WIND	13,400	03/04/2021
B1428810	30X40	50,472	05/01/2014
M12324	MECH OTHER	0	12/01/2006
C18759	CO ISSUED	0	11/01/2006
B18759	NEW CONSTR	170,000	11/01/2006
E18363	ELEC OTHER	2,000	11/01/2006

SALES DATA					
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD
1880/1429	8/12/2013	QC	U	I	11
GRANTOR: RASZKIN STEVE & DONNA					
GRANTEE: SERGEANT CURTIS R &					
1503/1253	6/05/2007	WD	Q	I	
GRANTOR: TODD HAROLD & SANDI					
GRANTEE: SERGEANT CURTIS R &					

BUILDING NOTES																
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BUILDING DIMENSIONS																
BAS=[YR=2007] W21 FSP=[YR=2007] N10 W5 PTO=[YR=2007] N8 W10 S8 E10 \$ W13 S10 E18 \$ W18 N10 W13 S48 E11 FOP=[YR=2007] S5 E7 N5 W1 N3 W5 S3 W1 \$ E1 N3 E5 S3 E13 FGR=[YR=2007] S10 E22 N24 W10 N2 W12 S16 \$ N16 E12 S2 E10 N24 \$.																

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