



BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	19	COMMON BRK 80
Exterior Wall	10	ABOVE AVG 20
Roof Structure	03	GABLE/HIP 100
Roof Cover	12	MODULAR MT 100
Interior Wall	05	DRYWALL 100
Interior Floor	11	CLAY TILE 70
Interior Floor	14	CARPET 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
BUD8 Adjustme	04	DIST 01 100
Occupancy	00	NONE 100
Quality	03	Quality Level 03
DOR CODE	0100	SINGLE FAMILY

MAP NUM	MKT AREA	04
NEIGHBORHOOD/LOC 4020.00		

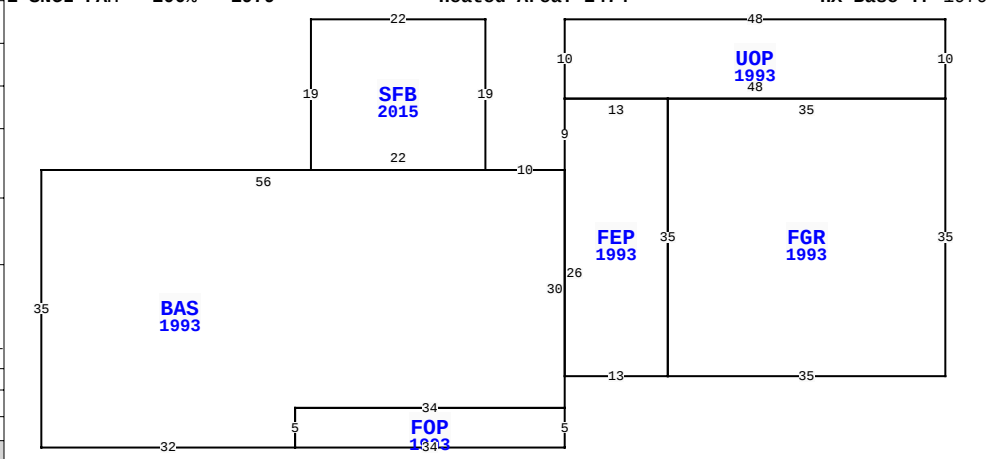
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	2,140	100	2,140	204,822
FEP	455	80	364	34,839
FGR	1,225	55	674	64,510
FOP	170	30	51	4,882
SFB	418	80	334	31,968
UOP	480	20	96	9,188

TOTALS	4,888		3,659	350,207
EXTRA FEATURES				

EXTRA FEATURES									
L N	OB/XF CODE	DESCRIPTION	BLD	CAP	L	W			
2	0681	POLE SHED	0	100	14	24			
3	0940	SHEDS/PORT	0	100	12	24			
4	0500	FP-PRE FAB	0	100	0	0			
5	0300	BOAT DCK W	0	100	0	0			

REVIEW DATE 05/24/2018 BY KWX Total Acres: 5.00 Total Land Value: 360,000 Market: 0 Agricultural: 0 Common: 360,000 PRINTED 08/02/2023 BY SYS																								
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MARKET ADJUSTMENTS													
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND		
0900	01	3,659	114.5700	136.05	497,807	1977	1977	0	0	0	29.65	70.35	
1 SNGL FAM - 100% - 1979 Heated Area: 2474 HX Base Yr 1979													



BLD DATE	04/05/2016	KWDJ	LGL DATE	
XF DATE			LAND DATE	06/05/2023
INC DATE			AG DATE	MLU

96195 NEW HOPE LN, FERNANDINA BEACH

NASSAU COUNTY PROPERTY			
VALUATION SUMMARY			PAGE 1 of 1 4
VALUATION BY		STANDARD	
Tax Group: 4		Tax Dist:	
BUILDING MARKET VALUE		350,207	
TOTAL MARKET OB/XF VALUE		14,430	
TOTAL LAND VALUE - MARKET		360,000	
TOTAL MARKET VALUE		724,637	
SOH/AGL Deduction		512,600	
ASSESSED VALUE		212,037	
TOTAL EXEMPTION VALUE		50,000	
BASE TAXABLE VALUE		162,037	
TOTAL JUST VALUE		724,637	
NCON VALUE		0	
INCOME VALUE			
PREVIOUS YEAR MKT VALUE		608,960	

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA							
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE	
0209/0558	12/29/1975	WD	U	I	01	100	
GRANTOR: SRESOVICH DAVID E & B							
GRANTEE: SRESOVICH LUKE D &							

BUILDING NOTES																								
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BUILDING DIMENSIONS
UOP=[YR=1993] W48 S10 FEP=[YR=1993] S9 BAS=[YR=1993] W10
SFB=[YR=2015] N19 W22 S19 E22\$ W56 S35 E32 FOP=[YR=1993]
E34 N5 W34 S5\$ N5 E34 N30\$ S26 E13 FGR=[YR=1993] E35 N35 W35
S35\$ N35 W13\$ E48 N10\$.