



BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	16	WD FR STUC 60
Exterior Wall	30	VINYL 40
Roof Structure	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floor	14	CARPET 90
Interior Floor	11	CLAY TILE 10
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms	4	100
Bathrooms	2.5	100
Frame	02	WOOD FRAME 100
Stories	1.5	1.5 100
Units	0	100
Occupancy	00	NONE 100

Quality	03	Quality Level 03
DOR CODE	0100	SINGLE FAMILY

MAP NUM		MKT AREA	04
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NEIGHBORHOOD/LOC	4012.00
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AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,326	100	1,326	104,215
FUS	960	100	960	75,449
SFB	528	80	422	33,166
STP	25	10	2	158
UOP	688	20	138	10,846

TOTALS	3,527		2,848	223,833
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EXTRA FEATURES											
L N	OB/XF CODE	DESCRIPTION	BLD	CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE	NOTES
3	0500	FP-PRE FAB	0	100	0	0	1.00	UT	3,500.00	3,500.00	
4	0811	CONCRETE B	0	100	0	0	1,132.00	SF	5.20	5.20	
5	0812	CONCRETE C	0	100	0	0	1,472.00	SF	4.00	4.00	
6	0510	GARAGE WD-	0	100	18	24	432.00	SF	35.00	35.00	

LAND DESCRIPTION											
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	CONSRV
1	000115	C	SFR ACRES	100		OR	0.00	0.00	0.54	AC	

MARKET ADJUSTMENTS											
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
0100	01	2,848	102.8160	92.79	264,266	1991	1991	0	0	15.30	84.70
1 SINGLE FAM - 100% - 0											
Heated Area: 2708											
HX Base Yr											

96102 LARIAT ST, FERNANDINA BEACH	BLD DATE	LGL DATE	06/05/2023	MLU
	XF DATE	LAND DATE		
	INC DATE	AG DATE		

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
3	0500	FP-PRE FAB	0	100	0	0	1.00	UT	3,500.00	3,500.00	100	1991	1991	3	72	2,520	
4	0811	CONCRETE B	0	100	0	0	1,132.00	SF	5.20	5.20	100	1996	1996	3	73	4,297	
5	0812	CONCRETE C	0	100	0	0	1,472.00	SF	4.00	4.00	100	1997	1997	3	75	4,416	
6	0510	GARAGE WD-	0	100	18	24	432.00	SF	35.00	35.00	100	2000	2000	3	29	4,385	

TOTAL OB/XF											
15,618											

NASSAU COUNTY PROPERTY											
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VALUATION SUMMARY											
STANDARD											
Tax Group: 4											
Tax Dist:											
BUILDING MARKET VALUE											
223,833											
TOTAL MARKET OB/XF VALUE											
15,618											
TOTAL LAND VALUE - MARKET											
43,200											
TOTAL MARKET VALUE											
282,651											
SOH/AGL Deduction											
110,464											
ASSESSED VALUE											
172,187											
TOTAL EXEMPTION VALUE											
HX HB WX											
55,000											
BASE TAXABLE VALUE											
117,187											
TOTAL JUST VALUE											
282,651											
NCON VALUE											
0											
INCOME VALUE											
PREVIOUS YEAR MKT VALUE											
217,538											

PERMIT NUM	DESCRIPTION	AMT	ISSUED
R1703910	REPAIR/RRF	9,000	11/01/2017
974215	GARAGE	7,344	08/01/1997
4207	NEW CONSTR	6,200	02/13/1991

SALES DATA							
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE	
1857/0546	4/29/2013	QC	U	I	11	100	
GRANTOR: CALHOUN DRUDELLA LOUI							
GRANTEE: WHITE PRECIOUS C &							
0777/1862	11/27/1996	QC	U	I	01	100	
GRANTOR: CALHOUN RICHARD B							
GRANTEE: CALHOUN RICHARD B &							

BUILDING NOTES											
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BUILDING DIMENSIONS											
UOP=[YR=1993] W40 S6 BAS=[YR=1993] W30 S18 SFB=[YR=2013] S22 E24 N22W24\$ E24 S16 E8 STP=[YR=1994] S5 E5 N5 W5\$ E7 D2 R2 E7 U2 R2 E4 N28 W24 N6 \$ S6 E24 S13 E16 N25\$ PTR=E15 FUS=[YR=1993] E24 S40 W24 N40\$ W15\$.											