

BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	04	SINGLE SID 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	01	MINIMUM 100
Interior Wall	02	WALL BD/WD 100
Interior Floo	14	CARPET 100
Air Condition	01	NONE 100
Heating Type	02	CONVECTION 100
Bedrooms		2 100
Bathrooms		1 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100
Occupancy	00	NONE 100
Quality	01	Quality Level 01
DOR CODE	0100	SINGLE FAMILY
MAP NUM		MKT AREA 04
NEIGHBORHOOD/LOC		4012.00
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE
BAS	919	100
UEP	126	60
TOTALS	1,045	995

MARKET ADJUSTMENTS													
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	PD	NORM	% COND	
	01	995	68.0400	61.41	61,103	1958	1958	0	0	45	39.50	45.00	
1 SINGLE FAM - 0% - 0													
Heated Area: 919						HX Base Yr							
96153 CALHOUN RD, FERNANDINA BEACH													
			BLD DATE			LGL DATE			06/05/2023			MLU	
			XF DATE			LAND DATE							
			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				27,496	
TOTAL MARKET OB/XF VALUE				0	
TOTAL LAND VALUE - MARKET				50,400	
TOTAL MARKET VALUE				77,896	
SOH/AGL Deduction				40,826	
ASSESSED VALUE				37,070	
TOTAL EXEMPTION VALUE				0	
BASE TAXABLE VALUE				37,070	
TOTAL JUST VALUE				77,896	
NCON VALUE				0	
INCOME VALUE					
PREVIOUS YEAR MKT VALUE				44,898	
PERMIT NUM					
DESCRIPTION					
AMT					
ISSUED					

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
0658/0232	5/13/1992	WD	U	V	01	100
GRANTOR: CALHOUN & COLEMAN						
GRANTEE: SCOTT CATHERINE ETA						

EXTRA FEATURES																	
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
96153 CALHOUN RD, FERNANDINA BEACH																	

BUILDING NOTES

BUILDING DIMENSIONS
BAS=[YR=1993] W2 N7 W17 S7 W1 S40 E1 UEP=[YR=1993] S7 E18 N7 W18 \$ E19 N40 \$.

LAND DESCRIPTION	TOTAL OB/XF																0							
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	LAND VALUE	OTHER ADJUSTMENTS AND NOTES	YEAR	DENSITY	DECL	FRZ	YR	CONSRV
1	000100	C	SFR	0	0006	OR	0.00	0.00	0.63	AC		1.00	1.00	1.00	80,000.00	80,000.00	50,400							