

BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	30	VINYL 80
Exterior Wall	16	WD FR STUC 20
Roof Structure	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floor	11	CLAY TILE 50
Interior Floor	14	CARPET 50
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	03	Quality Level 03
DOR CODE	0100	SINGLE FAMILY

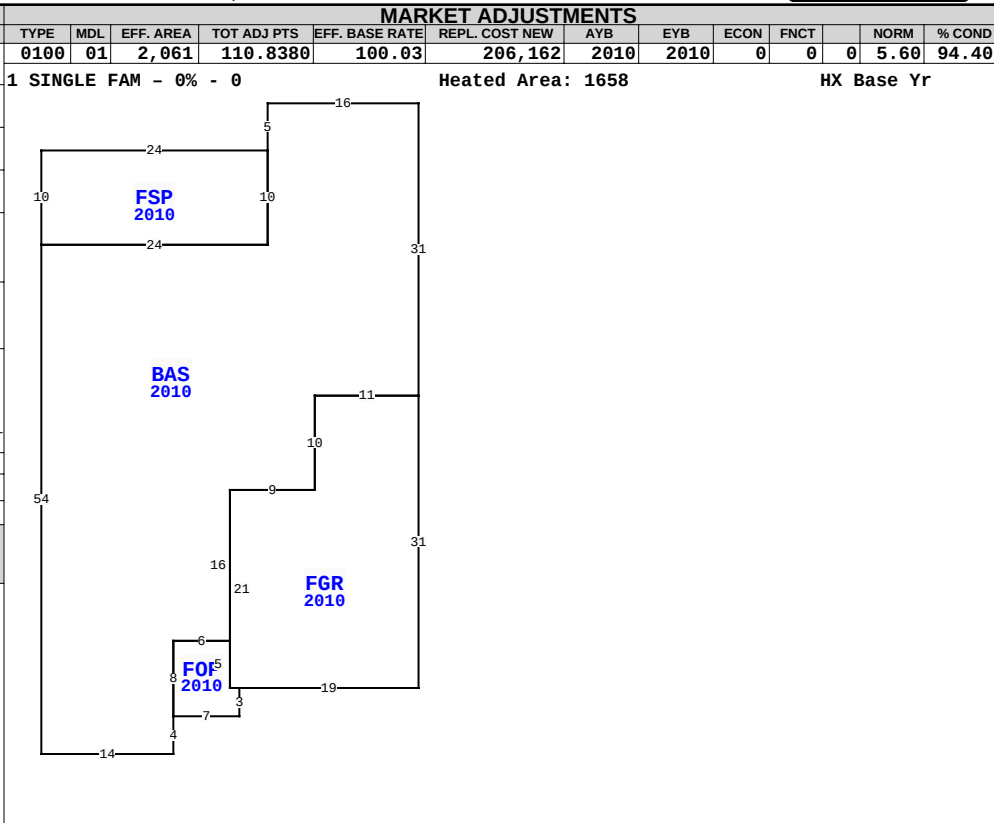
MAP NUM		MKT AREA	04
NEIGHBORHOOD/LOC	4068.00		

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,658	100	1,658	156,562
FGR	530	55	292	27,573
FOP	51	30	15	1,416
FSP	240	40	96	9,065

TOTALS	2,479		2,061	194,617
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EXTRA FEATURES									
L N	OB/XF CODE	DESCRIPTION	BLD CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE
1	0811	CONCRETE B	0	0	0	571.00	SF	5.20	5.20
2	0476	VF 6 SBPL	0	0	0	185.00	LF	32.00	32.00
3	0470	VNVL GATE	0	0	0	1.00	UT	300.00	300.00

LAND DESCRIPTION									
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS
1	000100	C	SFR	0	0003		0.00	0.00	1.00



95038 PASO ROBLES CT, FERNANDINA BEACH	BLD DATE		LGL DATE	
	XF DATE		LAND DATE	05/18/2023
	INC DATE		AG DATE	MLU

TOTAL OB/XF									
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NASSAU COUNTY PROPERTY									
VALUATION SUMMARY									
VALUATION BY	STANDARD								
Tax Group: 4	Tax Dist:								
BUILDING MARKET VALUE	194,617								
TOTAL MARKET OB/XF VALUE	7,895								
TOTAL LAND VALUE - MARKET	75,000								
TOTAL MARKET VALUE	277,512								
SOH/AGL Deduction	42,109								
ASSESSED VALUE	235,403								
TOTAL EXEMPTION VALUE	0								
BASE TAXABLE VALUE	235,403								
TOTAL JUST VALUE	277,512								
NCON VALUE	0								
INCOME VALUE									
PREVIOUS YEAR MKT VALUE	248,559								

PERMIT NUM	DESCRIPTION	AMT	ISSUED
C23662	CO ISSUED	0	08/01/2010
M15459	H/AC	0	07/01/2010
E22743	ELEC OTHER	0	06/01/2010
B23662	NEW CONSTR	188,107	06/01/2010
P14317	NEW CONSTR	0	06/01/2010

SALES DATA							
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE	
2414/1538	12/08/2020	WD	Q	I	01	268,000	
GRANTOR: CHANCEY MURPHY & JIMI							
GRANTEE: ANDERSON GARRY JR &							
2067/1275	8/23/2016	WD	Q	I	02	205,000	
GRANTOR: HENDERSON ASHLEY N &							
GRANTEE: CHANCEY MURPHY & JI							

BUILDING NOTES									
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BUILDING DIMENSIONS									
BAS=[YR=2010] W16 S5 FSP=[YR=2010] W24 S10 E24 N10 \$ S10 W24 S54 E14 N4 FOP=[YR=2010] E7 N3 FGR=[YR=2010] E19 N31 W11 S10 W9 S21 E1 \$ W1 N5 W6 S8 \$ N8 E6 N16 E9 N10 E11 N31 \$.									