

LOTS 6 7 & PT OF LOT 5
IN OR 2441/577
0 NEIL HEIGHTS 1 PB 3/56

DORRIAN SANDRA & JEFFREY
96334 DUVAL RD
FERNANDINA BEACH, FL 32034

2023

40-2N-28-5060-0006-0000



BUILDING CHARACTERISTICS	
ELEMENT	CD
Exterior Wall	30 VINYL 100
Roof Structur	03 GABLE/HIP 100
Roof Cover	03 COMP SHNGL 100
Interior Wall	05 DRYWALL 100
Interior Floo	14 CARPET 60
Interior Floo	11 CLAY TILE 40
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	06 Quality Level 06
DOR CODE	0100 SINGLE FAMILY

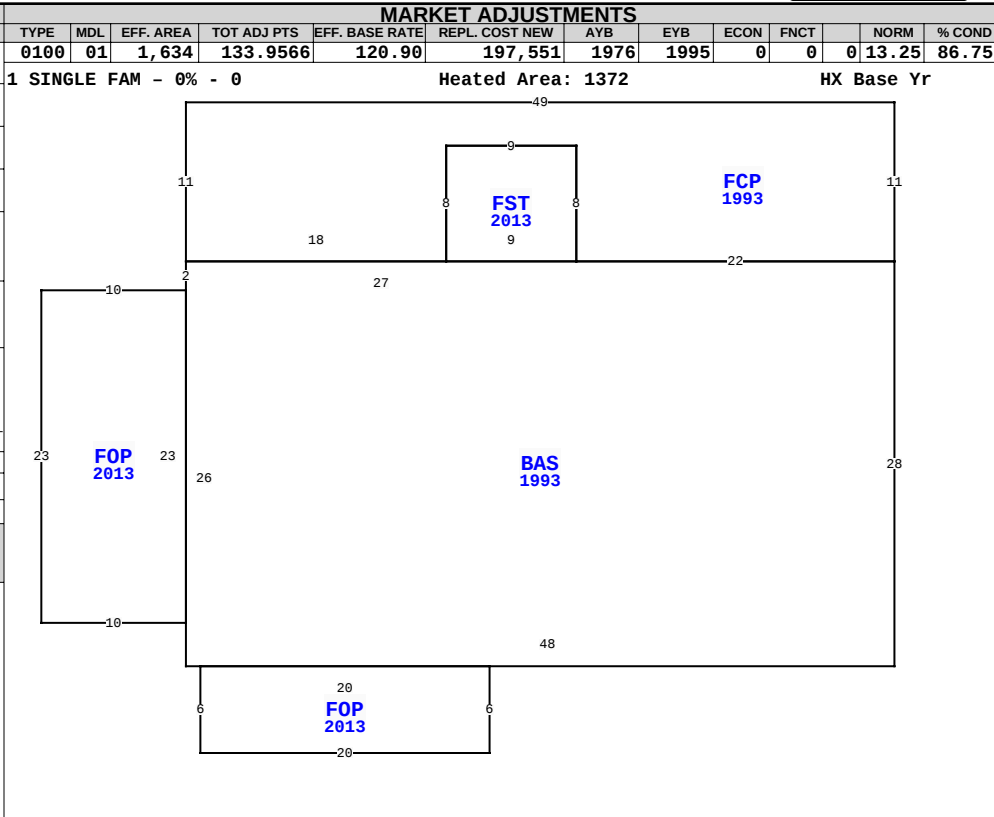
MAP NUM	MKT AREA	04
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NEIGHBORHOOD/LOC	4005.00
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AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,372	100	1,372	143,897
FCP	467	25	117	12,271
FOP	120	30	36	3,775
FOP	230	30	69	7,237
FST	72	55	40	4,195

TOTALS	2,261	1,634	171,375
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EXTRA FEATURES									
L N	OB/XF CODE	DESCRIPTION	BLD	CAP	L	W	UNITS	UT	Adj R
1	0861	POOL GUNIT	0	0	0	0	578.00	SF	85.00
2	0845	KOOL DECK	0	0	0	0	1,006.00	SF	7.25
3	0810	CONCRETE A	0	0	0	0	419.00	SF	6.50
4	0812	CONCRETE C	0	0	0	0	2,380.00	SF	3.00



BLD DATE	XF DATE	INC DATE	LGL DATE	LAND DATE	AG DATE

LAND DESCRIPTION										TOTAL OB/XF					17,390			
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	LA VA	
1	000100	C	SFR	0		RS-2	0.00	0.00	2.00	LT		1.00	1.00	0.90	45,000.00	40,500.00		

NASSAU COUNTY PROPERTY		PAGE 1 of 2	4
VALUATION SUMMARY			
VALUATION BY		STANDARD	
Tax Group: 4		Tax Dist:	
BUILDING MARKET VALUE		336,825	
TOTAL MARKET OB/XF VALUE		17,390	
TOTAL LAND VALUE - MARKET		81,000	
TOTAL MARKET VALUE		435,215	
SOH/AGL Deduction		23,781	
ASSESSED VALUE		411,434	
TOTAL EXEMPTION VALUE		0	
BASE TAXABLE VALUE		411,434	
TOTAL JUST VALUE		435,215	
NCON VALUE		0	
INCOME VALUE			
PREVIOUS YEAR MKT VALUE		374,031	

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA							
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE	
2441/0577	3/10/2021	WD	Q	I	01	440,000	
GRANTOR:WEINZIRL OPAL M							
GRANTEE:DORRIAN SANDRA & JE							
2113/1975	4/17/2017	LE	U	I	11	100	
GRANTOR:WEINZIRL OPAL M							
GRANTEE:RICHARDSON KAREN D							

BUILDING NOTES									

BUILDING DIMENSIONS									
FCP=[YR=1993] W49 S11 BAS=[YR=1993] S2 FOP=[YR=2013] W10 S23E10 N23 \$ S26 E1 FOP=[YR=2013] S6 E20 N6 W20 \$ E48 N28 W22 FST=[YR=2013] N8 W9 S8 E9 \$ W27 \$ E18 N8 E9 S8 E22 N11\$.									

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