LOT 11 & S-1 OF LOT 12
IN OR 2269/1947
O'NEIL HEIGHTS #1 PB 3/56

LABROOY CHRISTIAN &/GOMEZ VALERIA
96115 NELSON ROAD
FERNANDINA BEACH, FL 32034

2023

40-2N-28-5060-0011-0000

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

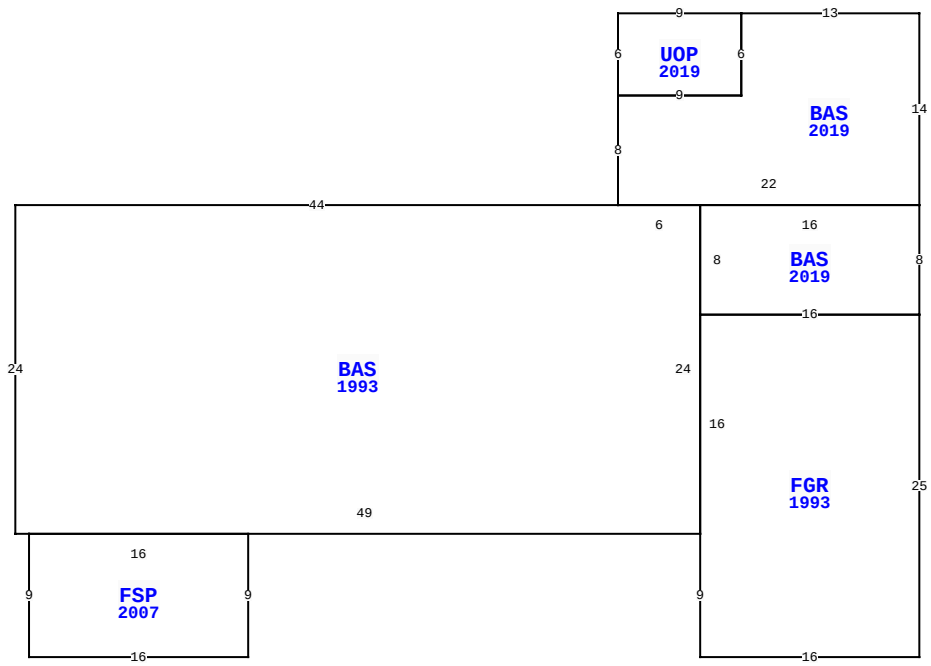
ELEMENT	CD	CONSTRUCTION
Exterior Wall	16	WD FR STUC 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	12	MODULAR MT 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 60
Interior Floo	11	CLAY TILE 40
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100
BUD8 Adjustme	04	DIST 01 100
Occupancy	00	NONE 100
Quality	05	Quality Level 05
DOR CODE	0100	SINGLE FAMILY
MAP NUM		MKT AREA 04
NEIGHBORHOOD/LOC	4005.00	

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,200	100	1,200	124,129
BAS	128	100	128	13,240
BAS	254	100	254	26,274
FGR	400	55	220	22,757
FSP	144	40	58	6,000
UOP	54	20	11	1,138
TOTALS	2,180		1,871	193,538

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	1,871	125.2636	113.05	211,517	1962	2005	0	0	0	8.50	91.50

1 SINGLE FAM – 100% - 2020 Heated Area: 1582 HX Base Yr 2020



96115 NELSON RD, FERNANDINA BEACH

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

NASSAU COUNTY PROPERTY — VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 4	Tax Dist:	
BUILDING MARKET VALUE		193,538
TOTAL MARKET OB/XF VALUE		2,916
TOTAL LAND VALUE - MARKET		40,500
TOTAL MARKET VALUE		236,954
SOH/AGL Deduction		72,777
ASSESSED VALUE		164,177
TOTAL EXEMPTION VALUE	HX HB	50,000
BASE TAXABLE VALUE		114,177
TOTAL JUST VALUE		236,954
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		204,059

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2269/1947	4/18/2019	WD	Q	I	01	190,000
GRANTOR: NAGELLA MIKE						
GRANTEE: LABROOY CHRISTIAN &						
2117/0329	3/01/2017	QC	U	I	11	100
GRANTOR: DF TD1 LLC						
GRANTEE: NAGELLA MIKE						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2019] N14 W13 UOP=[YR=2019] W9 S6 E9 N6$ S6 W9 S8
BAS=[YR=1993] W44 S24 E1 FSP=[YR=2007] S9 E16 N9 W16$ E49
FGR=[YR=1993] S9 E16 N25 BAS=[YR=2019] N8 W16 S8 E16$ W16
S16$ N24 W6$ E22$.

EXTRA FEATURES

LN	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
1	0511	GARAGE CB-	0	100	16	12	192.00	SF	40.00	40.00	100	1980	1980	3	35	2,688	
2	0810	CONCRETE A	0	100	0	0	200.00	SF	3.25	3.25	100	1980	1980	3	35	228	

LAND DESCRIPTION

TOTAL OB/XF 2,916

LN	USE CODE	CLS	LAND USE DESCRIPTION	CAP	RD	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	DT	DPTH 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	100		RS-2	102.00	154.00	1.00	LT		1.00	1.00	0.90	45,000.00	40,500.00	40,500							

REVIEW DATE 03/10/2020 BY KW Total Acres: 0.00 Total Land Value: 40,500 Market: 0 Agricultural: 0 Common: 40,500 PRINTED 08/02/2023 BY SYS