

BETH GIBBS LLC
603 FLETCHER AVE S
FERNANDINA BEACH, FL 32034

43-2N-28-0000-0001-0010

BUILDING CHARACTERISTICS

ELEMENTCDCONSTRUCTION

Exterior Wall25MOD METAL 70

Exterior Wall29NONE 30

Roof Structure04WOOD TRUSS 100

Roof Cover12MODULAR MT 100

Interior Wall07NONE 100

Interior Floor01NONE 70

Interior Floor03CONC FINSH 30

Air Condition01NONE 100

Heating Type01NONE 100

Fixtures0100

Frame02WOOD FRAME 100

Story HeightRMS0100

Stories1.1.100

Units0100

Occupancy00NONE 100

Quality03Quality Level 03

DOR CODE0100SINGLE FAMILY

MAP NUMMKT AREA04

NEIGHBORHOOD/LOC4005.00

TOTALS5,4604,86423,153

MARKET ADJUSTMENTS

TYPEMDLEFF. AREATOT ADJ PTSEFF. BASE RATEREPL. COST NEWAYBEYBECONFNCTNORM% COND

8800044,86429.743211.9057,88220002000000060.0040.00

1 STABLES - 0% - 0Heated Area: 4716HX Base Yr

UOP2000

BAS2000

UOP2000

NASSAU COUNTY PROPERTY

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VALUATION BYSTANDARD

Tax Group: 4Tax Dist:

BUILDING MARKET VALUE34,947

TOTAL MARKET OB/XF VALUE5,961

TOTAL LAND VALUE - MARKET1,245,225

TOTAL MARKET VALUE1,286,133

SOH/AGL Deduction473,289

ASSESSED VALUE812,844

TOTAL EXEMPTION VALUE0

BASE TAXABLE VALUE812,844

TOTAL JUST VALUE1,286,133

NCON VALUE0

INCOME VALUE

PREVIOUS YEAR MKT VALUE723,722

PERMIT NUMDESCRIPTIONAMTISSUED

002634REPAIR/RRF007/01/2000

SALES DATA

OFF RECORDNumberDATETYPEINSTQ / I / V / I / RSNCD SALE PRICE

2635/18014/28/2023QC U I I11100

GRANTOR: GIBBS PAUL A & ELIZAB

GRANTEE: BETH GIBBS LLC

2454/09874/21/2021SW Q I I01820,000

GRANTOR: HIGH FIVE FARM LLC

GRANTEE: GIBBS PAUL A & ELIZ

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2000] W50 UOP=[YR=2000] N12 W31 S12 E31 \$ W81 S36
E50 UOP=[YR=2000] S12 E31 N12 W31 \$ E81 N36 \$.

EXTRA FEATURES

95447 TAMMY TRL, FERNANDINA BEACH

BLD DATEXF DATEINC DATELGL DATELAND DATEAG DATE

L NOB/XF CODEDESCRIPTIONBLDCAPLWUNITSUTAdj RADJ UNIT PRICEORIG CONDYEAR ONYEAR ACTUALQ% CONDOB/XF MKT VALUENOTES

10681POLE SHED003624864.00SF15.0015.00100200520053445,702

21242WD DECK A0012896.00SF10.0010.0010020052005327259

LAND DESCRIPTIONTOTAL OB/XF5,961

L NUSE CODECLSLAND USE DESCRIPTIONCAPRDLOC ZONEFRONTDEPTHTOT LND UTSPUNIT TYPEDTDPHFAC% CONDTOT ADJUNIT PRICEADJ UNIT PRICELAND VALUEOTHER ADJUSTMENTS AND NOTESYEARDENSITYDECLFRZYRCONSRV

1000100CSFR0OR0.000.0023.30AC1.001.000.7075,000.0052,500.001,223,250

2009630CSWAMP0OR0.000.0010.45AC1.001.001.00500.00500.005,225

3009530CPOND02.95AC1.001.001.002,500.002,500.007,375

4009600CWASTELAND03.75AC1.001.001.002,500.002,500.009,375

REVIEW DATE07/28/2020BYKWA

Total Acres: 40.45Total Land Value: 1,245,225Market: 0Agricultural: 0Common: 1,245,225PRINTED 08/02/2023 BY SYS

IN OR 2635/1801
ESMT OR 942/1202
EX 1-5 1-6 1-7 & 1-18

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FERNANDINA BEACH, FL 32034

2023

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BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	26	AL SIDING 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	12	MODULAR MT 100
Interior Wall	04	PLYWOOD 100
Interior Floo	08	SHT VINYL 100
Air Condition	02	WINDOW 100
Heating Type	04	AIR DUCTED 100
Bedrooms		2 100
Bathrooms		2 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100
Quality	03	Quality Level 03
DOR CODE	0100	SINGLE FAMILY
MAP NUM		MKT AREA 04
NEIGHBORHOOD/LOC	4005.00	
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE
BAS	576	100
TOTALS	576	576

MARKET ADJUSTMENTS												
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0830	02	576	105.0000	68.25	39,312	1990	1990	0	0	0	70.00	30.00
2 MH 93NO RP - 0% - 0												
Heated Area: 576												
HX Base Yr												
12 48 48 12 BAS 2019												