

BLOCK 2 LOT 1 &
S'LY 60 FT OF LOT 2 BLOCK 2
IN OR 1129/1835

WALLACE ANGELA S
95095 SHURWALL LANE
FERNANDINA BEACH, FL 32034

2023

44-2N-28-5140-0002-0010



BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	12	CEDAR 70
Exterior Wall	16	WD FR STUC 30
Roof Structure	08	IRREGULAR 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floor	12	HARDWOOD 80
Interior Floor	11	CLAY TILE 20
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms	3	100
Bathrooms	3	100
Frame	02	WOOD FRAME 100
Stories	1.5	1.5 100
Units	0	100
BUD\$ Adjustme	04	DIST 01 100
Occupancy	00	NONE 100

Quality	04	Quality Level 04
DOR CODE	0100	SINGLE FAMILY

MAP NUM	MKT AREA	04
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NEIGHBORHOOD/LOC	4009.00
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AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	2,185	100	2,185	262,621
FGR	760	55	418	50,240
FOP	56	30	17	2,043
FOP	116	30	35	4,207
FOP	120	30	36	4,327
FSP	604	40	242	29,086
FUS	880	100	880	105,769
STR	65	10	6	721

TOTALS	4,786		3,819	459,017
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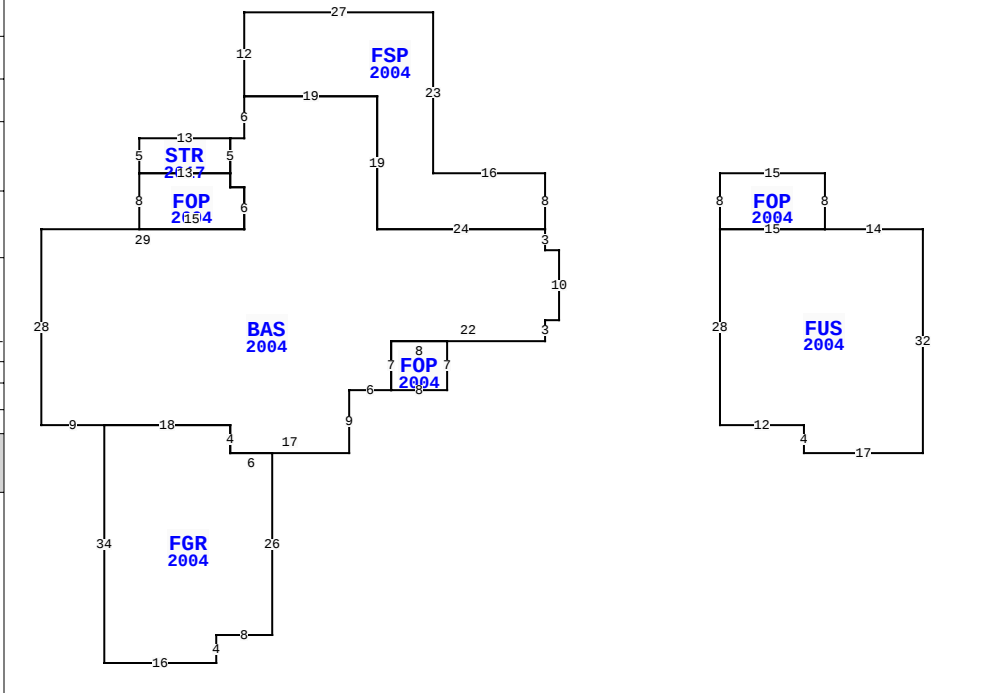
EXTRA FEATURES	
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L N	OB/XF CODE	DESCRIPTION	BLD CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE	ORIG COND	YEAR ON	YEAR ACTUAL	Q	% COND	OB/XF MKT VALUE	NOTES
2	0500	FP-PRE FAB	0	100	0	0		1.00	UT 3,500.00	3,500.00	100	2004	2004	3	89	3,115
3	0300	BOAT DCK W	0	100	0	0		2,665.00	SF 40.00	40.00	100	2006	2006	3	48	51,168
4	1242	WD DECK A	0	100	0	0		243.00	SF 10.00	10.00	100	2006	2006	3	31	753
5	0812	CONCRETE C	0	100	0	0		1,226.00	SF 4.00	4.00	100	2006	2006	3	88	4,316

LAND DESCRIPTION			TOTAL OB/XF 59,352													
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
1	000130	C	SFR WATER	100		RS-1	170.00	215.00	170.00	FF		1.00	1.00	1.00	4,000.00	4,000.00

REVIEW DATE	06/13/2018	BY	KW	Total Acres:	0.00	Total Land Value:	680,000	Market:	0	Agricultural:	0	Common:	680,000	PRINTED 08/02/2023 BY SYS
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MARKET ADJUSTMENTS											
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
0900	01	3,819	111.2265	132.08	504,414	2004	2004	0	0	9.00	91.00
1 SNGL FAM - 100% - 2005 Heated Area: 3065 HX Base Yr 2005											



BLD DATE		LGL DATE	
XF DATE		LAND DATE	05/31/2023
INC DATE		AG DATE	MLU

95095 SHURWALL LN, FERNANDINA BEACH

95995 SHURWALL LN, FERNANDINA BEACH					INC DATE					AG DATE		
UNITS	UT	Adj R	ADJ UNIT PRICE	ORIG COND	YEAR ON	YEAR ACTUAL	Q	% COND	OB/XF MKT VALUE	NOTES		
1.00	UT	3,500.00	3,500.00	100	2004	2004	3	89	3,115			
2,665.00	SF	40.00	40.00	100	2006	2006	3	48	51,168			
243.00	SF	10.00	10.00	100	2006	2006	3	31	753			
1,226.00	SF	4.00	4.00	100	2006	2006	3	88	4,316			

TOTAL OB/XF												59,352	
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	
	RS-1	170.00	215.00	170.00	FF		1.00	1.00	1.00	4,000.00	4,000.00	6	

REVIEW DATE	06/13/2018	BY	KW	Total Acres:	0.00	Total Land Value:	680,000	Market:	0	Agricultural:	0	Common:	680,000	PRINTED 08/02/2023 BY SYS
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NASSAU COUNTY PROPERTY				PAGE 1 of 1	4
VALUATION SUMMARY				STANDARD	
VALUATION BY		Tax Group: 4			Tax Dist:
BUILDING MARKET VALUE		459,017			
TOTAL MARKET OB/XF VALUE		59,352			
TOTAL LAND VALUE - MARKET		680,000			
TOTAL MARKET VALUE		1,198,369			
SOH/AGL Deduction		698,054			
ASSESSED VALUE		500,315			
TOTAL EXEMPTION VALUE		50,000			HX HB
BASE TAXABLE VALUE		450,315			
TOTAL JUST VALUE		1,198,369			
NCON VALUE		0			
INCOME VALUE					
PREVIOUS YEAR MKT VALUE		917,844			

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B0311637	NEW CONSTR	0	01/01/2004
5347	CHNGE SRVC	0	09/12/1988

SALES DATA					
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD
1129/1835	4/15/2003	WD U	I	01	
GRANTOR: SHURLEY FLETCHER JR &					
GRANTEE: WALLACE JAMES W & A					
0123/0244	1/01/1972	TA Q	I		8,700
GRANTOR:					
GRANTEE:					

BUILDING NOTES					
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BUILDING DIMENSIONS					
FSP=[YR=2004] W16 N23 W27 S12 BAS=[YR=2004] S6 W2					
STR=[YR=2017] W13 S5 E13 N5\$ S5 FOP=[YR=2004] W13 S8 E15 N6					
W2 N2\$ S2 E2 S6 W29 S28 E9 FGR=[YR=2004] S34 E16 N4 E8 N26 W6					
N4 W18\$ E18 S4 E17 N9 E6 FOP=[YR=2004] E8 N7 W8 S7\$ N7 E22N3					
E2 N10 W2 N3 W24 N19 W19\$ E19 S19 E24 N8\$ PTR=E25					
FOP=[YR=2004] E15 S8 FUS=[YR=2004] E14 S32W17 N4 W12 N28					
E15\$ W15 N8\$ W25\$.					