



BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	15	CONC BLOCK 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	13	LVT/LAMMT 100
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

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Quality 06 Quality Level 06

DOR CODE 0100 SINGLE FAMILY

MAP NUM MKT AREA 04

NEIGHBORHOOD/LOC 4009.00

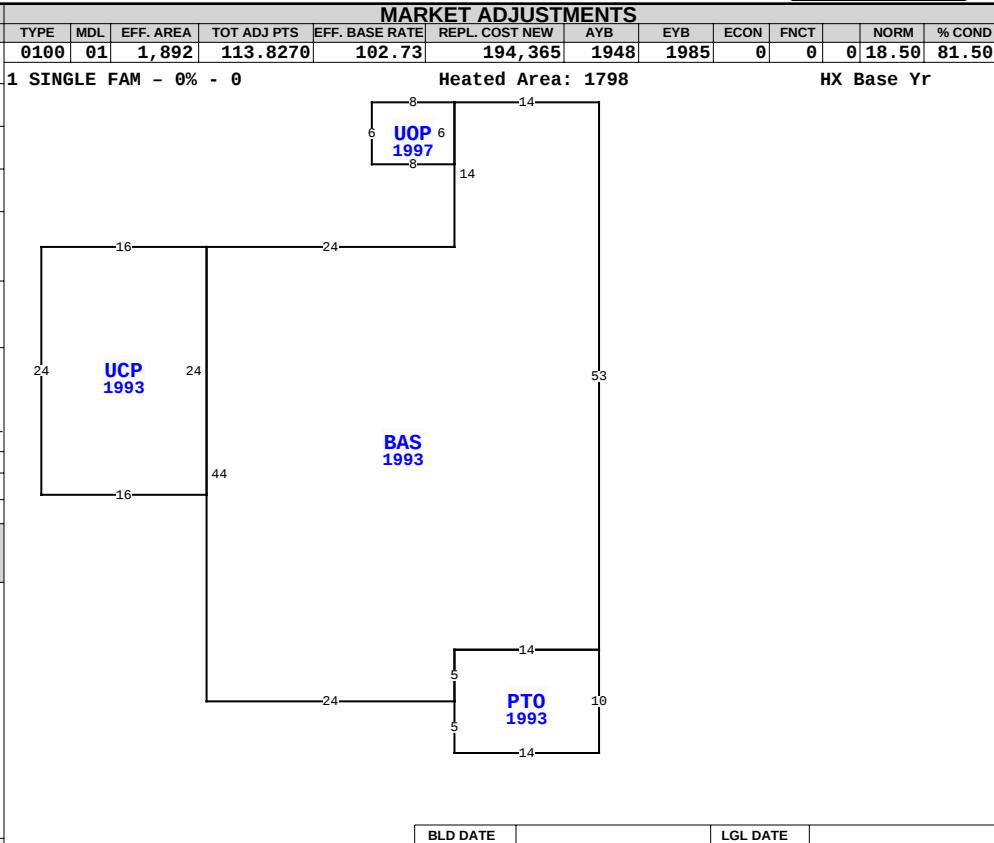
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,798	100	1,798	150,538
PTO	140	5	7	586
UCP	384	20	77	6,447
UOP	48	20	10	837
TOTALS	2,370		1,892	158,407

EXTRA FEATURES

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
3	0810	CONCRETE A	0	0	0	0		1,013.00	SF 6.50	6.50	100	1981	1981	3	38	2,502
6	0350	CARPORT WD	0	0	14	27		378.00	SF 13.00	13.00	100	1980	1980	3	20	983
8	0940	SHEDS/PORT	0	0	27	10		270.00	SF 30.00	30.00	100	1981	1981	3	20	1,620
9	0300	BOAT DCK W	0	0	0	0		228.00	SF 40.00	40.00	100	2000	2000	3	29	2,645
10	0310	AL GANG WY	0	0	0	0		16.00	LF 115.00	115.00	100	1999	1999	3	20	368
11	0303	FLT DOCK W	0	0	10	20		200.00	SF 26.00	26.00	100	1999	1999	3	28	1,456
12	0317	DCK PLNG W	0	0	0	0		2.00	UT 1,000.00	1,000.00	100	2000	2000	3	20	400

LAND DESCRIPTION

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	LAND VALUE	OTHER ADJUSTMENTS AND NOTES	YEAR	DENSITY	DECL	FRZ	YR	CONSRV
1	000132	C	SFR RIVER	0	0005	RS-1	88.00	350.00	88.00	FF		1.00	1.00	1.00	4,000.00	4,000.00	352,000							



95031 NASSAU RIVER RD, FERNANDINA BEACH

BLD DATE	XF DATE	INC DATE	LGL DATE	LAND DATE	AG DATE	05/31/2023	MLU
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TOTAL OB/XF 9,974

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	LAND VALUE	OTHER ADJUSTMENTS AND NOTES	YEAR	DENSITY	DECL	FRZ	YR	CONSRV
1	000132	C	SFR RIVER	0	0005	RS-1	88.00	350.00	88.00	FF		1.00	1.00	1.00	4,000.00	4,000.00	352,000							

NASSAU COUNTY PROPERTY				PAGE 1 of 1	4
VALUATION SUMMARY				STANDARD	
VALUATION BY		Tax Group: 4			Tax Dist:
BUILDING MARKET VALUE		158,407			
TOTAL MARKET OB/XF VALUE		9,974			
TOTAL LAND VALUE - MARKET		352,000			
TOTAL MARKET VALUE		520,381			
SOH/AGL Deduction		89,333			
ASSESSED VALUE		431,048			
TOTAL EXEMPTION VALUE		0			
BASE TAXABLE VALUE		431,048			
TOTAL JUST VALUE		520,381			
NCON VALUE		0			
INCOME VALUE		0			
PREVIOUS YEAR MKT VALUE		445,539			

PERMIT NUM	DESCRIPTION	AMT	ISSUED
R13061	RE - ROOF	7,800	08/01/2012
4453	ADDITION	17,799	01/23/1987

SALES DATA							
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE	
1935/0848	9/03/2014	WD U	I	I	19	100	
GRANTOR: BECKER GILBERT N							
GRANTEE: HAWKINS CAROL (REMA							
0257/0254	1/12/1978	WD U	I	I	01	100	
GRANTOR: BECKER G N (SURVIVING							
GRANTEE: BECKER GILBERT N &							

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1993] W14 UOP=[YR=1997] W8 S6 E8 N6\$ S14 W24

UCP=[YR=1993] W16 S24 E16 N24\$ S44 E24 PTO=[YR=1993] S5 E14

N10 W14 S5\$ N5 E14 N53\$.