

PT OF TRACT A  
IN OR 2579/422  
SEYMORE POINT ADDN #1 PBK 2/62

FORTH CHRISTY AVILA/SAUNDERS JACOB PAUL  
95076 OELSNER DR  
FERNANDINA BEACH, FL 32034

2023

44-2N-28-5160-000A-0030



| BUILDING CHARACTERISTICS |                   |
|--------------------------|-------------------|
| ELEMENT                  | CD                |
| Exterior Wall            | 16 WD FR STUC 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            | 08 SHT VINYL 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  | 04 Quality Level 04 |
| DOR CODE | 0100 SINGLE FAMILY  |

|                  |          |    |
|------------------|----------|----|
| MAP NUM          | MKT AREA | 04 |
| NEIGHBORHOOD/LOC | 4009.00  |    |

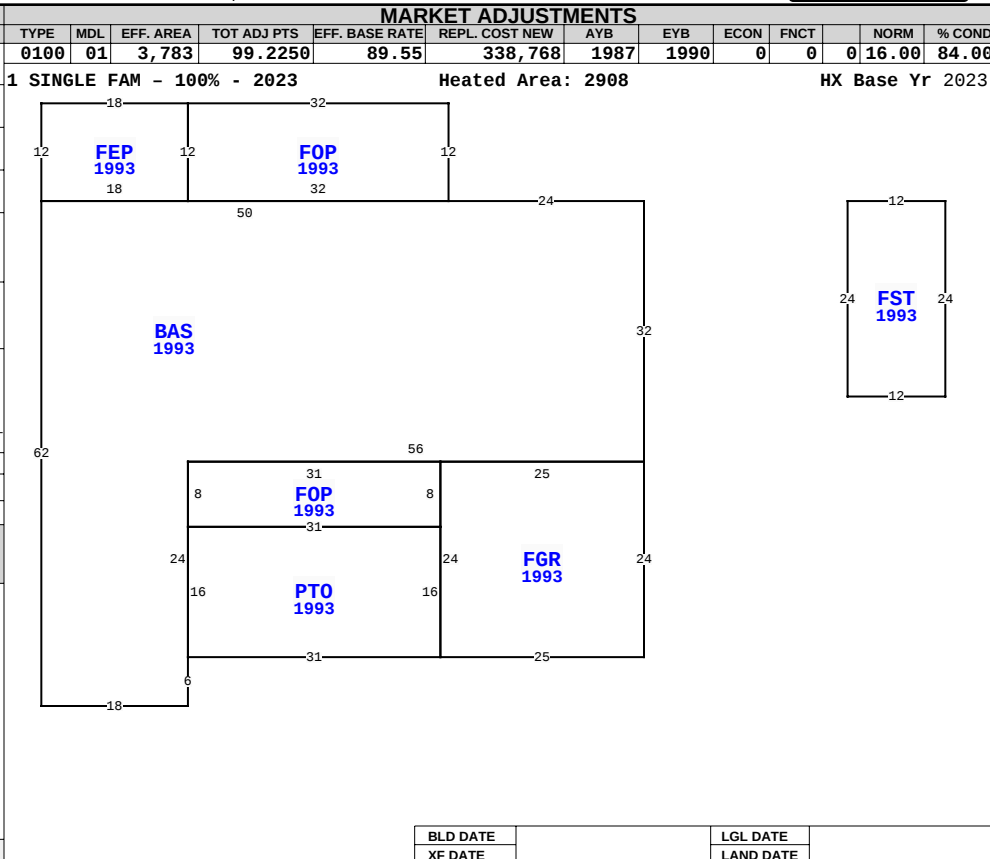
| AREA TYPE | TOTAL GROSS AREA | PCT OF BASE | TOT ADJ AREA | SUBAREA MARKET VALUE |
|-----------|------------------|-------------|--------------|----------------------|
| BAS       | 2,908            | 100         | 2,908        | 218,745              |
| FEP       | 216              | 80          | 173          | 13,013               |
| FGR       | 600              | 55          | 330          | 24,824               |
| FOP       | 248              | 30          | 74           | 5,567                |
| FOP       | 384              | 30          | 115          | 8,650                |
| FST       | 288              | 55          | 158          | 11,885               |
| PTO       | 496              | 5           | 25           | 1,881                |

|        |       |       |         |
|--------|-------|-------|---------|
| TOTALS | 5,140 | 3,783 | 284,565 |
|--------|-------|-------|---------|

| EXTRA FEATURES |            |             |     |     |   |   |          |    |          |
|----------------|------------|-------------|-----|-----|---|---|----------|----|----------|
| L N            | OB/XF CODE | DESCRIPTION | BLD | CAP | L | W | UNITS    | UT | Adj R    |
| 1              | 0500       | FP-PRE FAB  | 0   | 100 | 0 | 0 | 1.00     | UT | 3,500.00 |
| 2              | 0811       | CONCRETE B  | 0   | 100 | 0 | 0 | 606.00   | SF | 5.20     |
| 3              | 0812       | CONCRETE C  | 0   | 100 | 0 | 0 | 2,226.00 | SF | 4.00     |
| 4              | 0810       | CONCRETE A  | 0   | 100 | 0 | 0 | 496.00   | SF | 6.50     |
| 5              | 0300       | BOAT DCK W  | 0   | 100 | 0 | 0 | 730.00   | SF | 40.00    |
| 6              | 0510       | GARAGE WD-  | 0   | 100 | 0 | 0 | 504.00   | SF | 35.00    |

| LAND DESCRIPTION |          |     |                      |     |     |          |       |       |             |
|------------------|----------|-----|----------------------|-----|-----|----------|-------|-------|-------------|
| L N              | USE CODE | CLS | LAND USE DESCRIPTION | CAP | R D | LOC ZONE | FRONT | DEPTH | TOT LND UTS |
| 1                | 000100   | C   | SFR                  | 100 |     | RS-1     | 0.00  | 0.00  | 1.97        |

REVIEW DATE 02/16/2018 BY KW



95076 OELSNER DR, FERNANDINA BEACH

| 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 |
|-----|------------|-------------|-----|-----|---|---|----------|----|----------|----------------|-----------|---------|-------------|---|--------|-----------------|-------|
| 1   | 0500       | FP-PRE FAB  | 0   | 100 | 0 | 0 | 1.00     | UT | 3,500.00 | 3,500.00       | 100       | 1987    | 1987        | 3 | 64     | 2,240           |       |
| 2   | 0811       | CONCRETE B  | 0   | 100 | 0 | 0 | 606.00   | SF | 5.20     | 5.20           | 100       | 1987    | 1987        | 3 | 54.5   | 1,717           |       |
| 3   | 0812       | CONCRETE C  | 0   | 100 | 0 | 0 | 2,226.00 | SF | 4.00     | 4.00           | 100       | 1987    | 1987        | 3 | 54.5   | 4,853           |       |
| 4   | 0810       | CONCRETE A  | 0   | 100 | 0 | 0 | 496.00   | SF | 6.50     | 6.50           | 100       | 1987    | 1987        | 3 | 54.5   | 1,757           |       |
| 5   | 0300       | BOAT DCK W  | 0   | 100 | 0 | 0 | 730.00   | SF | 40.00    | 40.00          | 100       | 1989    | 1989        | 3 | 20     | 5,840           |       |
| 6   | 0510       | GARAGE WD-  | 0   | 100 | 0 | 0 | 504.00   | SF | 35.00    | 35.00          | 100       | 1989    | 1989        | 3 | 20     | 3,528           |       |

| LAND DESCRIPTION |          |     |                      |     |     |          |       |       |             |
|------------------|----------|-----|----------------------|-----|-----|----------|-------|-------|-------------|
| L N              | USE CODE | CLS | LAND USE DESCRIPTION | CAP | R D | LOC ZONE | FRONT | DEPTH | TOT LND UTS |
| 1                | 000100   | C   | SFR                  | 100 |     | RS-1     | 0.00  | 0.00  | 1.97        |

Total Acres: 1.97 Total Land Value: 98,500 Market: 0 Agricultural: 0 Common: 98,500

| NASSAU COUNTY PROPERTY      |  |  |  |  |  |  |  |  |  |
|-----------------------------|--|--|--|--|--|--|--|--|--|
| VALUATION SUMMARY           |  |  |  |  |  |  |  |  |  |
| PAGE 1 of 1                 |  |  |  |  |  |  |  |  |  |
| STANDARD                    |  |  |  |  |  |  |  |  |  |
| VALUATION BY                |  |  |  |  |  |  |  |  |  |
| Tax Group: 4 Tax Dist:      |  |  |  |  |  |  |  |  |  |
| BUILDING MARKET VALUE       |  |  |  |  |  |  |  |  |  |
| TOTAL MARKET OB/XF VALUE    |  |  |  |  |  |  |  |  |  |
| TOTAL LAND VALUE - MARKET   |  |  |  |  |  |  |  |  |  |
| TOTAL MARKET VALUE          |  |  |  |  |  |  |  |  |  |
| SOH/AGL Deduction           |  |  |  |  |  |  |  |  |  |
| ASSESSED VALUE              |  |  |  |  |  |  |  |  |  |
| TOTAL EXEMPTION VALUE HX HB |  |  |  |  |  |  |  |  |  |
| BASE TAXABLE VALUE          |  |  |  |  |  |  |  |  |  |
| TOTAL JUST VALUE            |  |  |  |  |  |  |  |  |  |
| NCON VALUE                  |  |  |  |  |  |  |  |  |  |
| INCOME VALUE                |  |  |  |  |  |  |  |  |  |
| PREVIOUS YEAR MKT VALUE     |  |  |  |  |  |  |  |  |  |

| PERMIT NUM | DESCRIPTION | AMT    | ISSUED     |
|------------|-------------|--------|------------|
| M2006983   | H/AC        | 5,957  | 08/01/2020 |
| 3856       | N/A         | 71,900 | 02/02/1987 |

| SALES DATA                     |           |              |        |        |           |               |  |
|--------------------------------|-----------|--------------|--------|--------|-----------|---------------|--|
| OFF RECORD<br>Number           | DATE      | TYPE<br>INST | Q<br>U | V<br>I | RSN<br>CD | SALE<br>PRICE |  |
| 2579/0422                      | 7/14/2022 | WD           | Q      | I      | 01        | 599,000       |  |
| GRANTOR: FAIRBANKS MICHAEL S & |           |              |        |        |           |               |  |
| GRANTEE: FORTH CHRUSTY AVILA   |           |              |        |        |           |               |  |
| 2133/1393                      | 7/06/2017 | WD           | U      | I      | 11        | 100           |  |
| GRANTOR: WILCOX ROBERT E JR    |           |              |        |        |           |               |  |
| GRANTEE: FAIRBANKS MICHAEL S   |           |              |        |        |           |               |  |

| BUILDING NOTES |  |  |  |  |  |  |  |  |  |
|----------------|--|--|--|--|--|--|--|--|--|
|----------------|--|--|--|--|--|--|--|--|--|

| BUILDING DIMENSIONS                                                                                                                                                                                                                                       |  |  |  |  |  |  |  |  |  |
|-----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|--|--|--|--|--|--|--|--|--|
| BAS=[YR=1993] W24 FOP=[YR=1993] N12 W32 FEP=[YR=1993] W18 S12 E18 N12\$ S12 E32\$ W50 S62 E18 N6 PTO=[YR=1993] E31FGR=[YR=1993] E25 N24 W25 S24\$ N16 FOP=[YR=1993] N8 W31 S8E31\$ W31 S16\$ N24 E56 N32\$ PTR=E25 FST=[YR=1993] E12 S24 W12 N24\$ W25\$. |  |  |  |  |  |  |  |  |  |

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