

BLK A {K/A PARCEL A} LOT 10
WILDERS SUB OF NASSAU RIVER
FRONTAGE PBK 2/67

VAN WAEYENBERGHE MAXX & STACEY
95315 NASSAU RIVER RD
FERNANDINA BEACH, FL 32034

2023

44-2N-28-5180-0010-0000



BUILDING CHARACTERISTICS	
ELEMENT	CD
Exterior Wall	12 CEDAR 100
Roof Structur	08 IRREGULAR 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	03 FORCED AIR 100
Bedrooms	3 100
Bathrooms	2 100
Frame	02 WOOD FRAME 100
Stories	1.5 100
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		

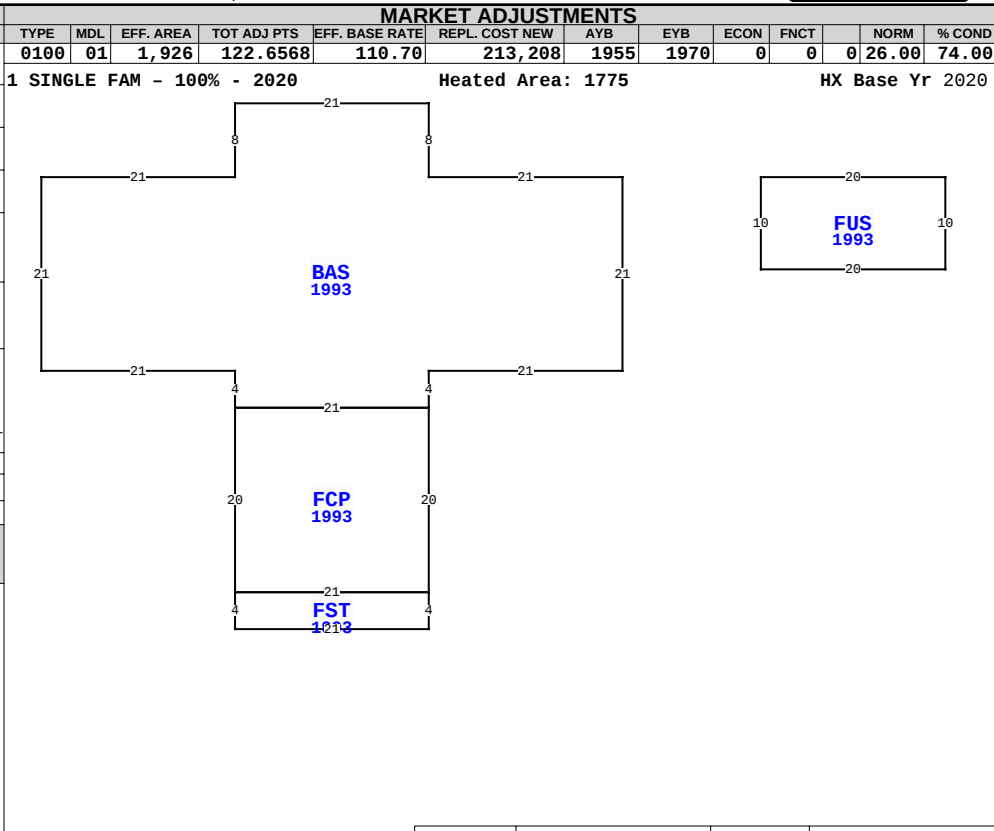
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,575	100	1,575	129,021
FCP	420	25	105	8,602
FST	84	55	46	3,768
FUS	200	100	200	16,384

TOTALS	2,279	1,926	157,774
--------	-------	-------	---------

EXTRA FEATURES									
L N	OB/XF CODE	DESCRIPTION	BLD	CAP	L	W	UNITS	UT	Adj R
1	0300	BOAT DCK W	0	100	0	0	637.00	SF	40.00
2	0810	CONCRETE A	0	100	0	0	378.00	SF	6.50
3	0322	BOAT LFT L	0	100	0	0	1.00	UT	1,500.00

LAND DESCRIPTION									
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS
1	000132	C	SFR RIVER	100		RS-1	100.00	480.00	100.00

REVIEW DATE	03/29/2019	BY	KW
-------------	------------	----	----



95315 NASSAU RIVER RD, FERNANDINA BEACH	BLD DATE	LGL DATE	05/31/2023	MLU
	XF DATE	LAND DATE		
	INC DATE	AG DATE		

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	0300	BOAT DCK W	0	100	0	0	637.00	SF	40.00	40.00	100	2010	2010	3	64	16,307	
2	0810	CONCRETE A	0	100	0	0	378.00	SF	6.50	6.50	100	1985	1985	3	49.5	1,216	
3	0322	BOAT LFT L	0	100	0	0	1.00	UT	1,500.00	1,500.00	100	2019	2019	3	90	1,350	

TOTAL OB/XF										18,873		
R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPHT FACT	% COND	TOT ADJ	UNIT PRICE	ADJ UNIT PRICE	LAND VALUE
	RS-1	100.00	480.00	100.00	FF		1.00	1.00	1.00	4,000.00	4,000.00	400,000.00
										</		

Total Acres: 0.00	Total Land Value: 400,000	Market: 0	Agricultural: 0	Common: 400,000
-------------------	---------------------------	-----------	-----------------	-----------------

NASSAU COUNTY PROPERTY										PAGE 1 of 1										4
VALUATION SUMMARY										STANDARD										
VALUATION BY										Tax Group: 4										
BUILDING MARKET VALUE										Tax Dist:										157,774
TOTAL MARKET OB/XF VALUE																				18,873
TOTAL LAND VALUE - MARKET																				400,000
TOTAL MARKET VALUE																				576,647
SOH/AGL Deduction																				157,090
ASSESSED VALUE																				419,557
TOTAL EXEMPTION VALUE										HX HB										50,000
BASE TAXABLE VALUE																				369,557
TOTAL JUST VALUE																				576,647
NCON VALUE																				0
INCOME VALUE																				
PREVIOUS YEAR MKT VALUE																				492,132

PERMIT NUM	DESCRIPTION	AMT	ISSUED
991302	FIRE SPRNK	0	10/01/1999
970656	REPAIR/RRF	3,400	10/01/1997

SALES DATA							
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE	
2278/0708	5/28/2019	WD	U	I	30	325,000	
GRANTOR: APK 2 LLC							
GRANTEE: WAEYENBERGHE MAXX V							
1896/0080	12/29/2013	TD	U	I	11	100	
GRANTOR: HAGAN ANN & PATRICIA							
GRANTEE: APK 2 LLC							

BUILDING NOTES									
----------------	--	--	--	--	--	--	--	--	--

BUILDING DIMENSIONS									
BAS=[YR=1993] W21 N8 W21 S8 W21 S21 E21 S4 FCP=[YR=1993] S20									
FST=[YR=1993] S4 E21 N4 W21 S E21 N20 W21 S E21 N4 E21 N21 S									
PTR= E15 FUS=[YR=1993] E20 S10 W20 N10 S W15\$.									