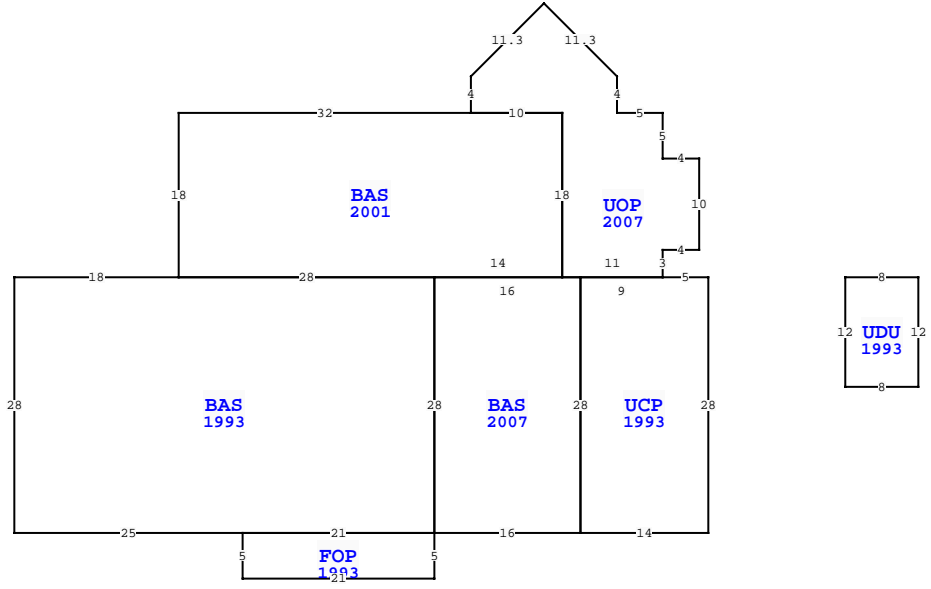


BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	19	COMMON BRK 60
Exterior Wall	05	AVERAGE 40
Roof Structure	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floor	11	CLAY TILE 50
Interior Floor	12	HARDWOOD 50
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	03	MASONRY 100
Stories	1.	1. 100
Units		0 100
Occupancy	00	NONE 100
Quality	06	Quality Level 06
DOR CODE	0100	SINGLE FAMILY
MAP NUM		MKT AREA 04
NEIGHBORHOOD/LOC		4005.00
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE
BAS	1,288	100
BAS	756	100
BAS	448	100
FOP	105	30
UCP	392	20
UDU	96	55
UOP	366	20
TOTALS	3,451	2,728

MARKET ADJUSTMENTS													
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND		
0100	01	2,728	134.9088	121.76	332,161	1969	1990		0	0	21.70	78.30	
1 SINGLE FAM - 100% - 2005 Heated Area: 2492 HX Base Yr 2005													



NASSAU COUNTY PROPERTY			
VALUATION SUMMARY			PAGE 1 of 2
VALUATION BY			STANDARD
Tax Group: 4	Tax Dist:		
BUILDING MARKET VALUE			295,212
TOTAL MARKET OB/XF VALUE			46,372
TOTAL LAND VALUE - MARKET			388,500
TOTAL MARKET VALUE			730,084
SOH/AGL Deduction			320,155
ASSESSED VALUE			409,929
TOTAL EXEMPTION VALUE	HX HB		50,000
BASE TAXABLE VALUE			359,929
TOTAL JUST VALUE			730,084
NCON VALUE			0
INCOME VALUE			
PREVIOUS YEAR MKT VALUE			614,197

PERMIT NUM	DESCRIPTION	AMT	ISSUED
19004967	30X60 BLDG	87,714	05/13/2019
B17869	SWIM POOL	13,500	05/01/2006

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1299/0971	3/03/2005	WD	U	I	18	100
GRANTOR: GILLIARD ELAINE & DON						
GRANTEE: O'CONNELL JANICE A						
1263/1080	10/04/2004	WD	Q	I		470,000
GRANTOR: GILLIARD ELAINE						
GRANTEE: O'CONNELL JANICE A						

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
1	0303	FLT DOCK W	0 100	8	25	200.00	SF	26.00	26.00	100	1999	1999	3	28	1,456	
2	0810	CONCRETE A	0 100	0	0	619.00	SF	6.50	6.50	100	1999	1999	3	79	3,179	
4	0504	FP-ELECTRI	0 100	0	0	1.00	UT	2,000.00	2,000.00	100	2001	2001	3	86	1,720	
5	1242	WD DECK A	0 100	27	11	297.00	SF	10.00	10.00	100	2001	2001	3	20	594	
6	0866	POOL FIBER	0 100	0	0	341.00	SF	72.00	72.00	100	2006	2006	3	31	7,611	
7	0855	CONC PAVER	0 100	0	0	2,594.00	SF	5.00	5.00	100	2006	2006	3	88	11,414	
8	0300	BOAT DCK W	0 100	0	0	850.00	SF	40.00	40.00	100	2003	2003	3	36	12,240	
9	0310	AL GANG WY	0 100	0	0	20.00	LF	115.00	115.00	100	2003	2003	3	22	506	
10	0322	BOAT LFT L	0 100	0	0	1.00	UT	1,500.00	1,500.00	100	2003	2003	3	22	330	
11	0940	SHEDS/PORT	0 100	12	20	240.00	SF	30.00	30.00	100	2003	2003	3	22	1,584	

BUILDING NOTES			
BLD DATE			
XF DATE			
INC DATE			
LGL DATE		05/30/2023	
LAND DATE		MLU	
AG DATE			

BUILDING DIMENSIONS													
UCP=[YR=1993] W5 UOP=[YR=2007] N3 E4 N10 W4 N5 W5 N4 U8 L8 L8 D8 S4 BAS=[YR=2001] W32 S18 BAS=[YR=1993] W18 S28 E25 FOP=[YR=1993] S5 E21 N5 W21\$ E21 N28 W28\$ E28 BAS=[YR=2007] S28 E16 N28 W16\$ E14 N18 W10\$ E10 S18 E11\$ W9 S28 E14 N28\$ PTR= E15 UDU=[YR=1993] E8 S12 W8 N12\$ W15 \$.													

LAND DESCRIPTION														TOTAL OB/XF										
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPTH FACT	% COND	TOT ADJ	UNIT PRICE	ADJ UNIT PRICE	LAND VALUE	OTHER ADJUSTMENTS AND NOTES	YEAR	DENSITY	DECL	FRZ	YR	CONSRV
1	000130	C	SFR WATER	100	0005	RS-1	111.00	375.00	111.00	FF		1.00	1.00	1.00	3,500.00	3,500.00	388,500							

E 1/2 OF J S-1 OF LOT J
 L/E OR 1299/971
 D A COOK REPLAT OR 23/58

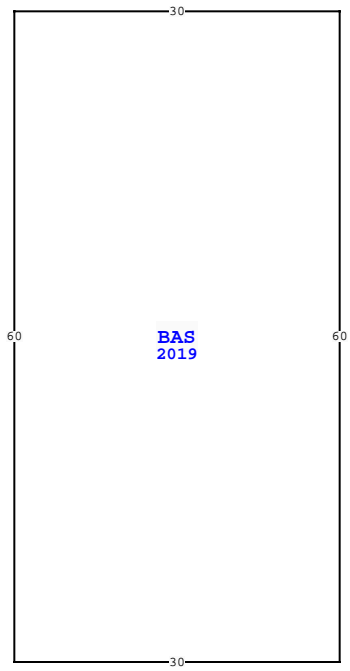
DUBOIS R WAYNE L/E/
 95134 COOK ROAD
 FERNANDINA BEACH, FL 32034

2023

45-2N-28-5220-000J-0010


BUILDING CHARACTERISTICS		CONSTRUCTION	
ELEMENT	CD		
Exterior Wall	25	MOD METAL 100	
Roof Structur	10	STEEL FRME 100	
Roof Cover	12	MODULAR MT 100	
Interior Wall	07	NONE 100	
Interior Floo	03	CONC FINSH 100	
Air Condition	01	NONE 100	
Heating Type	01	NONE 100	
Bedrooms		0 100	
Bathrooms		0 100	
Frame	05	STEEL 100	
Stories	1.	1. 100	
Units		0 100	
Occupancy	00	NONE 100	
Quality	06	Quality Level 06	
DOR CODE	0100	SINGLE FAMILY	
MAP NUM		MKT AREA	04
NEIGHBORHOOD/LOC	4005.00		
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA
BAS	1,800	100	1,800
			SUBAREA MARKET VALUE
			35,130
TOTALS	1,800		1,800
			35,130

MARKET ADJUSTMENTS												
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND	
2												
2 GARAGE RES - 100% - 2005			Heated Area: 1800			HX Base Yr 2005						



NASSAU COUNTY PROPERTY		PAGE 2 of 2	4
VALUATION SUMMARY			
VALUATION BY		STANDARD	
Tax Group: 4		Tax Dist:	
BUILDING MARKET VALUE			295,212
TOTAL MARKET OB/XF VALUE			46,372
TOTAL LAND VALUE - MARKET			388,500
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TOTAL EXEMPTION VALUE	HX HB		50,000
BASE TAXABLE VALUE			359,929
TOTAL JUST VALUE			730,084
NCON VALUE			0
INCOME VALUE			
PREVIOUS YEAR MKT VALUE			614,197

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1299/0971	3/03/2005	WD	U	I	18	100
GRANTOR: GILLIARD ELAINE & DON						
GRANTEE: O'CONNELL JANICE A						
1263/1080	10/04/2004	WD	Q	I		470,000
GRANTOR: GILLIARD ELAINE						
GRANTEE: O'CONNELL JANICE A						

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
12	0351	CARPORT MT	0	100	30	12		10.00	10.00	100	2009	2009
13	0812	CONCRETE C	0	100	0	0		4.00	4.00	100	2019	2019

TOTAL OB/XF												
5,738												
BLD DATE	XF DATE	INC DATE	LGL DATE	LAND DATE	AG DATE	05/30/2023	MLU					

BUILDING NOTES												

BUILDING DIMENSIONS												
BAS=[YR=2019] W30 S60 E30 N60\$.												

LAND DESCRIPTION													TOTAL OB/XF												
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	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	OTHER ADJUSTMENTS AND NOTES	YEAR	DENSITY	DECL	FRZ	YR	CONSRV	