



BUILDING CHARACTERISTICS					MARKET ADJUSTMENTS										NASSAU COUNTY PROPERTY											
ELEMENT	CD	CONSTRUCTION	TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND	PAGE 1 of 1											
Exterior Wall	12	CEDAR 100	0900	01	2,203	100.5480	119.40	263,038	1997	1997	0	0	12.50	87.50	VALUATION SUMMARY											
Roof Structure	03	GABLE/HIP 100	1 SNGL FAM - 100% - 2017										Heated Area: 1905													
Roof Cover	03	COMP SHNGL 100											HX Base Yr 2017													
Interior Wall	05	DRYWALL 100																								
Interior Floor	14	CARPET 60																								
Interior Floor	12	HARDWOOD 40																								
Air Condition	03	CENTRAL 100																								
Heating Type	04	AIR DUCTED 100																								
Bedrooms	4	100																								
Bathrooms	2	100																								
Frame	02	WOOD FRAME 100																								
Stories	1.	1. 100																								
Units	0	100																								
Occupancy	00	NONE 100																								
Quality			01	Quality Level 01																						
DOR CODE			0100	SINGLE FAMILY																						
MAP NUM			MKT AREA																							
NEIGHBORHOOD/LOC			4020.00																							
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE																						
BAS	1,905	100	1,905	199,025																						
FGR	420	55	231	24,133																						
FOP	151	30	45	4,701																						
PTO	444	5	22	2,299																						
TOTALS			2,920	2,203	230,158																					
EXTRA FEATURES			96179 OSPREY POINT LN, 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	100	1997	1997	3	81	2,835											
2	0811	CONCRETE B	0	100	0	0	1,026.00	SF	5.20	100	1997	1997	3	75	4,001											
3	0861	POOL GUNIT	0	100	28	28	784.00	SF	85.00	100	2007	2007	3	52	34,653											
4	0855	CONC PAVER	0	100	0	0	590.00	SF	10.00	100	2007	2007	3	89	5,251											
TOTAL OB/XF 46,740																										
LAND DESCRIPTION			TOTAL OB/XF														46,740									
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	000115	C	SFR ACRES	100		RS-1	0.00	0.00	2.00	AC		1.00	1.00	1.00	80,000.00	80,000.00	160,000									
REVIEW DATE 06/20/2018 BY KW Total Acres: 2.00 Total Land Value: 160,000 Market: 0 Agricultural: 0 Common: 160,000 PRINTED 08/02/2023 BY SYS																										

VALUATION BY

Tax Group: 4

BUILDING MARKET VALUE

TOTAL MARKET OB/XF VALUE

TOTAL LAND VALUE - MARKET

TOTAL MARKET VALUE

SOH/AGL Deduction

ASSESSED VALUE

TOTAL EXEMPTION VALUE

BASE TAXABLE VALUE

TOTAL JUST VALUE

NCON VALUE

INCOME VALUE

PREVIOUS YEAR MKT VALUE

STANDARD

230,158

46,740

160,000

436,898

237,037

199,861

50,000

149,861

436,898

0

389,241

PERMIT NUM

DESCRIPTION

AMT

ISSUED

B18271

SWIM POOL

25,000

07/01/2006

963044

NEW CONSTR

74,445

07/17/1996

SALES DATA

OFF RECORD Number

DATE

TYPE INST

Q / U

V / I

RSN CD

SALE PRICE

2087/0383

12/07/2016

QC U

I

11

100

GRANTOR: POWELL TERRELL J

GRANTEE: POWELL JAMES A & BR

2019/1807

10/28/2015

WD U

I

37

175,000

GRANTOR: HICKEN CHRIS W &

GRANTEE: POWELL TERRELL J

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1997] W1 U2 L2 W4 D2 L2 W5 PTO=[YR=1997] N12 W38

S12 E15 U2 R2 E4 D2 R2 E15\$ W15 U2 L2 W4 D2 L2 W15

S36 FGR=[YR=2007] S21 E20 N15 FOP=[YR=1997] E21 N4 W7 U3

L3 N5 W6 S3 D3 L3 W2 S6 \$ N6 W20\$ E22 U3 R3 N3 E6 S5 R3

D3 E9 D2 R2 E4 U2 R2 E1 N38\$.