



BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	31	HARDIE BRD 100
Roof Structure	03	GABLE/HIP 100
Roof Cover	13	STAND SEAM 100
Interior Wall	05	DRYWALL 100
Interior Floor	11	CLAY TILE 50
Interior Floor	14	CARPET 50
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
Occupancy	00	NONE 100

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Quality	03	Quality Level 03
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DOR CODE	0100	SINGLE FAMILY
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MAP NUM		MKT AREA	04
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NEIGHBORHOOD/LOC	4024.00
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AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	2,156	100	2,156	361,302
FGR	620	55	341	57,145
FOP	166	30	50	8,379
FSP	336	40	134	22,456
PTO	133	5	7	1,173

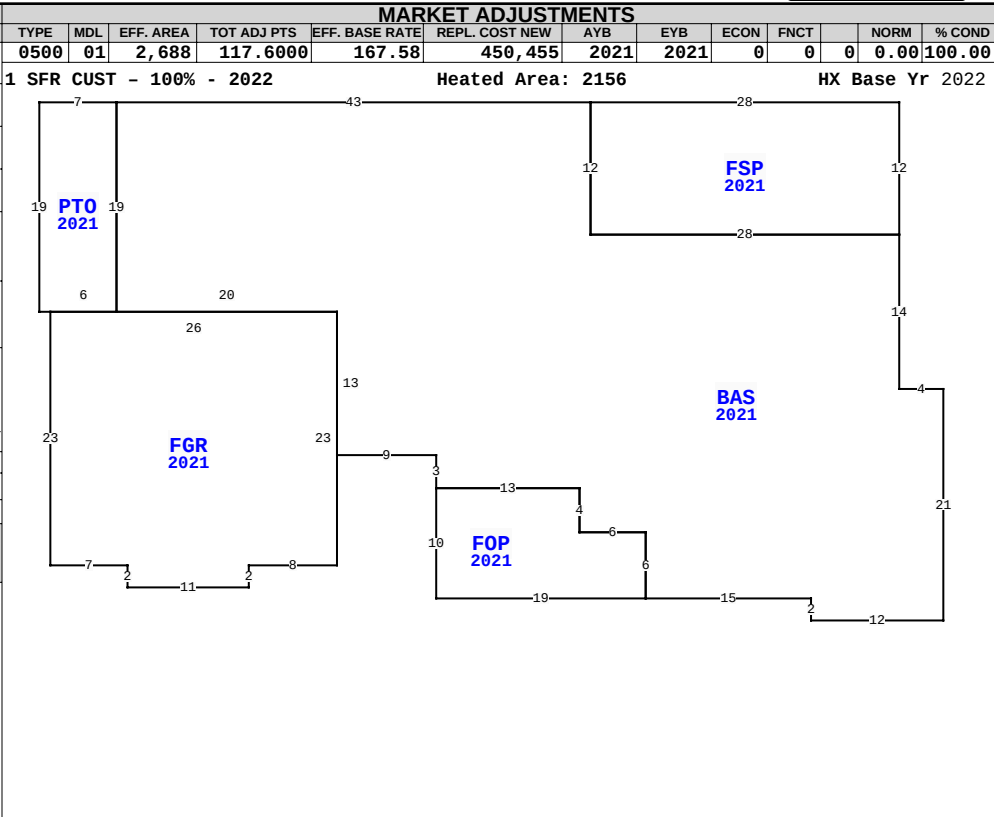
TOTALS	3,411	2,688	450,455
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EXTRA FEATURES

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	0855	CONC PAVER	0 100	58	3	174.00	SF	10.00	10.00	100	2021	2021	3	100	1,740	
2	0855	CONC PAVER	0 100	0	0	1,050.00	SF	10.00	10.00	100	2021	2021	3	100	10,500	
3	0500	FP-PRE FAB	0 100	0	0	1.00	UT	3,500.00	3,500.00	100	2021	2021	3	100	3,500	

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	000133	C	SFR LAKE	100		PUD	0.00	0.00	2.00	LT		1.00	1.00	0.80	135,000.00	108,000.00	216,000							



96235 PARK PL, FERNANDINA BEACH	BLD DATE	LGL DATE	06/07/2023	MLU
	XF DATE	LAND DATE		
	INC DATE	AG DATE		

TOTAL OB/XF																15,740
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NASSAU COUNTY PROPERTY

VALUATION BY	STANDARD	
Tax Group: 4	Tax Dist:	
BUILDING MARKET VALUE		450,455
TOTAL MARKET OB/XF VALUE		15,740
TOTAL LAND VALUE - MARKET		216,000
TOTAL MARKET VALUE		682,195
SOH/AGL Deduction		177,623
ASSESSED VALUE		504,572
TOTAL EXEMPTION VALUE	HX HB VX VP	234,829
BASE TAXABLE VALUE		269,743
TOTAL JUST VALUE		682,195
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		489,876

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PERMIT NUM	DESCRIPTION	AMT	ISSUED
C2005164	CO ISSUED	0	02/23/2021
B2005164	NEW CONSTR	306,300	08/01/2020

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2341/0565	2/24/2020	WD	Q	V	02	113,500
GRANTOR: GOODMAN LARRY S						
GRANTEE: AGINSKY DAVID A & D						
1295/1864	2/16/2005	WD	U	V	05	71,100
GRANTOR: OB ISLAND HOMES LLC						
GRANTEE: GOODMAN LARRY S						

BUILDING NOTES

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BUILDING DIMENSIONS

FSP=[YR=2021] W28 BAS=[YR=2021] W43 PTO=[YR=2021] W7 S19
E1 FGR=[YR=2021] S23 E7 S2 E11 N2 E8 N23 W26\$ E6 N19\$ S19
E20 S13 E9 S3 FOP=[YR=2021] S10 E19 N6 W6 N4 W13\$ E13 S4 E6
S6 E15 S2 E12 N21 W4 N14 W28 N12\$ S12 E28 N12\$.