



BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	31	HARDIE BRD 100
Roof Structure	08	IRREGULAR 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		3.5 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100
Occupancy	00	NONE 100

Quality	03	Quality Level 03
DOR CODE	0100	SINGLE FAMILY

MAP NUM		MKT AREA	04
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NEIGHBORHOOD/LOC	4024.00
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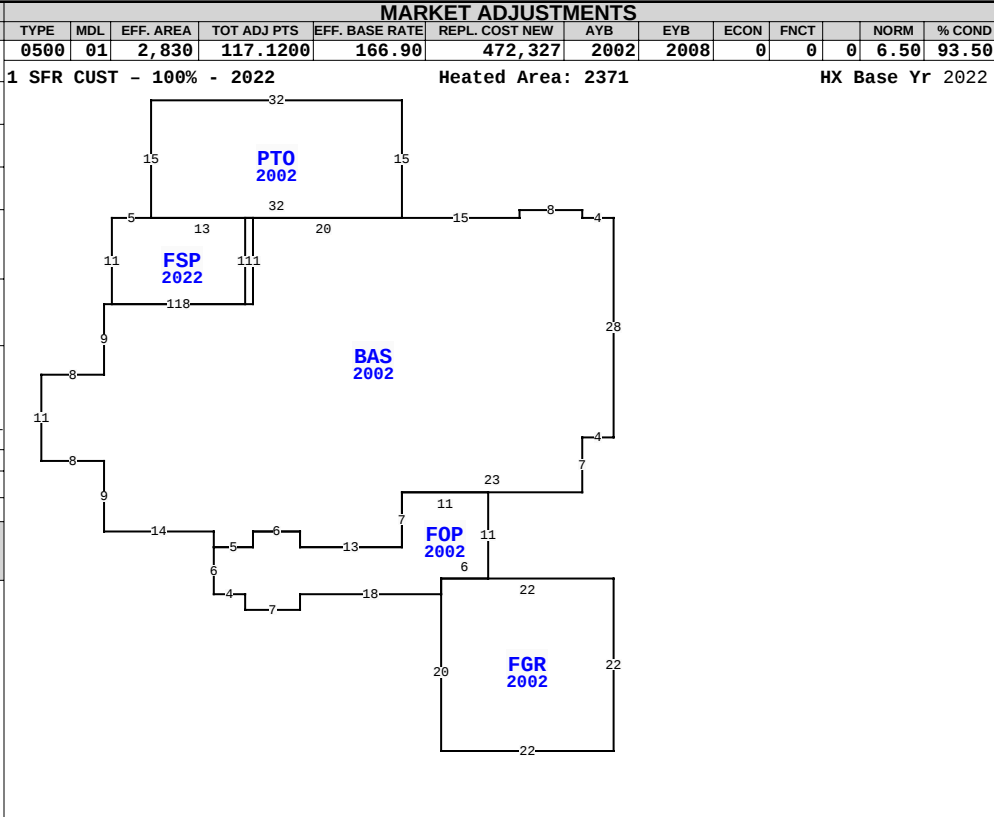
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	2,371	100	2,371	369,998
FGR	484	55	266	41,509
FOP	301	30	90	14,045
FSP	198	40	79	12,328
PTO	480	5	24	3,746

TOTALS	3,834		2,830	441,626
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EXTRA FEATURES									
L N	OB/XF CODE	DESCRIPTION	BLD CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE
1	0500	FP-PRE FAB	0 100	0	0	1.00	UT	3,500.00	3,500.00
4	0812	CONCRETE C	0 100	0	0	1,090.00	SF	4.00	4.00
5	0911	SCRN RM A	0 100	32	15	480.00	SF	17.50	17.50
6	0600	SUMMER KIT	0 100	0	0	1.00	UT	5,000.00	5,000.00
7	0500	FP-PRE FAB	0 100	0	0	1.00	UT	3,500.00	3,500.00

LAND DESCRIPTION									
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS
1	000133	C	SFR LAKE	100		PUD	0.00	0.00	1.00

REVIEW DATE	05/04/2020	BY	KWA
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96201 PARK PL, FERNANDINA BEACH	BLD DATE	LGL DATE	06/07/2023	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	0500	FP-PRE FAB	0 100	0	0	1.00	UT	3,500.00	3,500.00	100	2002	2002	3	87	3,045	
4	0812	CONCRETE C	0 100	0	0	1,090.00	SF	4.00	4.00	100	2002	2002	3	83	3,619	
5	0911	SCRN RM A	0 100	32	15	480.00	SF	17.50	17.50	100	2007	2007	3	35	2,940	
6	0600	SUMMER KIT	0 100	0	0	1.00	UT	5,000.00	5,000.00	100	2015	2015	3	74	3,700	
7	0500	FP-PRE FAB	0 100	0	0	1.00	UT	3,500.00	3,500.00	100	2015	2015	3	97	3,395	

TOTAL OB/XF										16,699						
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
1	000133	C	SFR LAKE	100		PUD	0.00	0.00	1.00	LT		1.00	1.00	1.00	135,000.00	135,000.00

Total Acres: 0.00	Total Land Value: 135,000	Market: 0	Agricultural: 0	Common: 135,000
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NASSAU COUNTY PROPERTY										PAGE 1 of 1				4
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VALUATION SUMMARY										STANDARD			
VALUATION BY										Tax Group: 4			
BUILDING MARKET VALUE										Tax Dist:			
TOTAL MARKET OB/XF VALUE										441,626			
TOTAL LAND VALUE - MARKET										135,000			
TOTAL MARKET VALUE										593,325			
SOH/AGL Deduction										93,154			
ASSESSED VALUE										500,171			
TOTAL EXEMPTION VALUE										HX HB 50,000			
BASE TAXABLE VALUE										450,171			
TOTAL JUST VALUE										593,325			
NCON VALUE										15,374			
INCOME VALUE													
PREVIOUS YEAR MKT VALUE										470,677			

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B14594	NEW CONSTR	221,981	02/01/2005
007014	NEW CONSTR	221,981	03/01/2000

SALES DATA									
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE			
2501/0430	9/30/2021	WD	Q	I	01	620,000			
GRANTOR:FITZPATRICK CRAIG M &									
GRANTEE:CHIAVETTA KEITH M &									
1309/0618	4/12/2005	WD	Q	I		365,000			
GRANTOR:COALBORN COASTAL HOME									
GRANTEE:FITZPATRICK CRAIG M									

BUILDING NOTES									
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BUILDING DIMENSIONS									
BAS=[YR=2002] W4 N1 W8 S1 W15 PTO=[YR=2002] N15 W32 S15									
FSP=[YR=2022] W5 S11 E18 N11 W13\$ E32\$ W20 S11 W18 S9 W8 S11									
E8 S9 E14 S2 FOP=[YR=2002] S6 E4 S2 E7 N2 E18 FGR=[YR=2002]									
S20 E22 N22 W22S2\$ N2 E6 N11 W11 S7 W13 N2 W6S2 W5\$ E5 N2 E6									
S2 E13 N7 E23 N7 E4 N28\$.									