

LOT 21
IN OR 1992/1245
FIDDLERS WALK PB 5/237

ANDERSON THOMAS C & ALISA LYNN
PO BOX 15233
FERNANDINA BEACH, FL 32035

2023

46-3N-28-507F-0021-0000



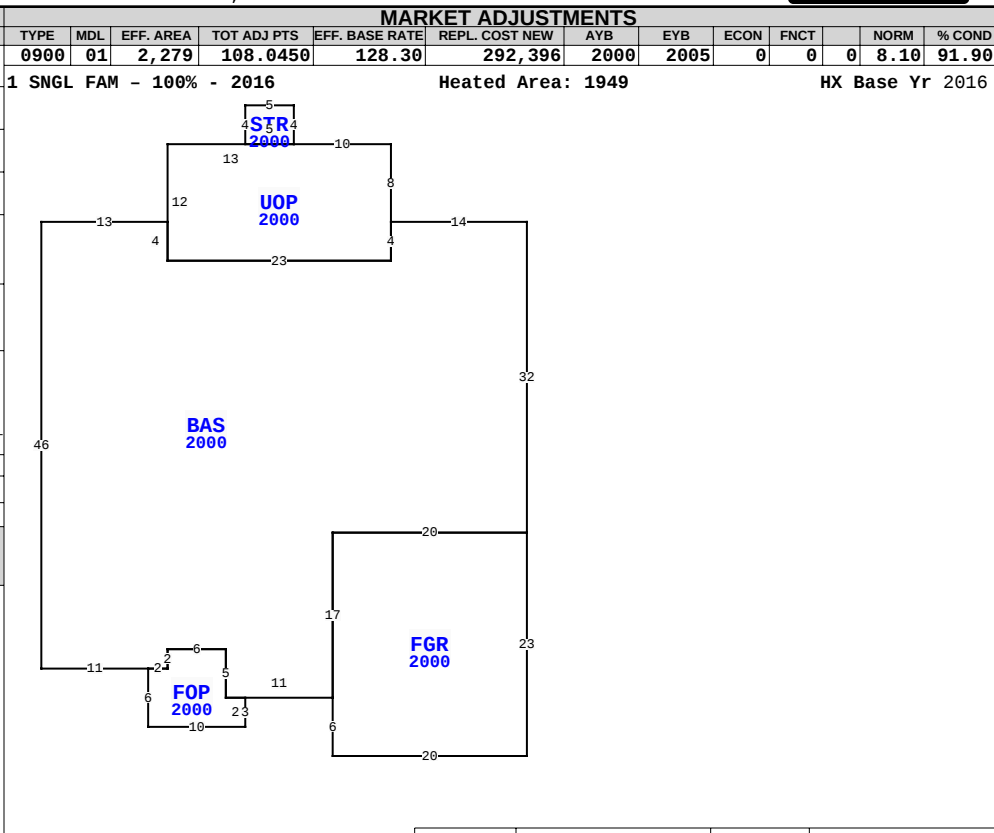
BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	10	ABOVE AVG 80
Exterior Wall	16	WD FR STUC 20
Roof Structur	03	GABLE/HIP 100
Roof Cover		N/A 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 80
Interior Floo	08	SHT VINYL 20
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100
Occupancy	00	NONE 100

Quality	04	Quality Level 04
DOR CODE	0100	SINGLE FAMILY
MAP NUM		MKT AREA 04
NEIGHBORHOOD/LOC	4021.00	

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,949	100	1,949	229,802
FGR	460	55	253	29,831
FOP	66	30	20	2,358
STR	20	10	2	236
UOP	276	20	55	6,485
TOTALS	2,771		2,279	268,712

EXTRA FEATURES											
L N	OB/XF CODE	DESCRIPTION	BLD CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE	ORIG COND	YEAR ON
1	0810	CONCRETE A	0 100	20	3	60.00	SF	6.50	6.50	100	2000
2	0810	CONCRETE A	0 100	50	16	800.00	SF	6.50	6.50	100	2000
3	0500	FP-PRE FAB	0 100	0	0	1.00	UT	3,500.00	3,500.00	100	2000
6	0911	SCRN RM A	0 100	23	8	184.00	SF	17.50	17.50	100	2012

LAND DESCRIPTION											
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T
1	000116	C	SFR MARSH	100		RS-1	0.00	0.00	1.00	LT	1.00



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NASSAU COUNTY PROPERTY			
VALUATION SUMMARY			PAGE 1 of 1
VALUATION BY	STANDARD		
Tax Group: 4	Tax Dist:		
BUILDING MARKET VALUE	268,712		
TOTAL MARKET OB/XF VALUE	9,379		
TOTAL LAND VALUE - MARKET	160,000		
TOTAL MARKET VALUE	438,091		
SOH/AGL Deduction	194,289		
ASSESSED VALUE	243,802		
TOTAL EXEMPTION VALUE	50,000		
BASE TAXABLE VALUE	193,802		
TOTAL JUST VALUE	438,091		
NCON VALUE	0		
INCOME VALUE			
PREVIOUS YEAR MKT VALUE	399,696		

PERMIT NUM	DESCRIPTION	AMT	ISSUED
996421	NEW CONSTR	127,000	11/01/1999

SALES DATA							
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE	
1992/1245	7/20/2015	WD	Q	I	02	287,000	
GRANTOR: BELL NATHANIEL S							
GRANTEE: ANDERSON THOMAS CHR							
1649/0001	11/12/2009	WD	Q	I	01	304,000	
GRANTOR: STRUSS MACDONELL B &							
GRANTEE: BELL NATHANIEL S							

BUILDING NOTES											
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BUILDING DIMENSIONS											
BAS=[YR=2000] W14 UOP=[YR=2000] N8 W10 STR=[YR=2000] N4 W5 S4 E5\$ W13 S12 E23 N4 \$ S4 W23 N4 W13 S46 E11 FOP=[YR=2000] S6E10 N3 W2 N5 W6 S2 W2 \$ E2 N2 E6 S5 E11 FGR=[YR=2000] S6 E20 N23 W20 S17 \$ N17 E20 N32 \$.											