



BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	31	HARDIE BRD 100
Roof Structur	08	IRREGULAR 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	11	CLAY TILE 100
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		4 100
Bathrooms		3 100
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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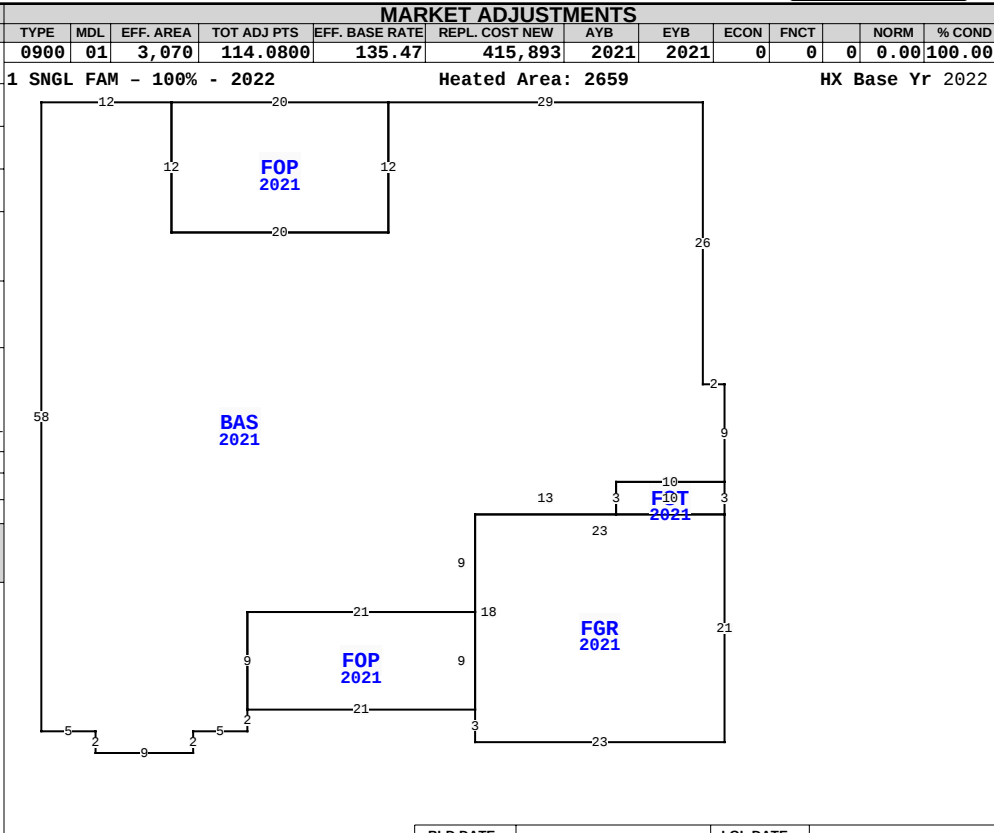
NEIGHBORHOOD/LOC	4021.00
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AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	2,659	100	2,659	360,215
FGR	483	55	266	36,035
FOP	189	30	57	7,722
FOP	240	30	72	9,754
FST	30	55	16	2,168

TOTALS	3,601		3,070	415,893
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EXTRA FEATURES											
L N	OB/XF CODE	DESCRIPTION	BLD	CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE	NOTES
1	0811	CONCRETE B	0	100	0	0	1,000.00	SF	5.20	5.20	
2	0462	ST/AL FNC	0	100	84	0	420.00	SF	10.00	10.00	
3	0463	FENCE GATE	0	100	0	0	2.00	UT	300.00	300.00	

LAND DESCRIPTION											
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	NOTES
1	000100	C	SFR	100		RS-1	0.00	0.00	1.00	LT	



96008 NORTH SHORE DR, FERNANDINA BEACH
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UNITS	UT	Adj R	ADJ UNIT PRICE	ORIG COND	YEAR ON	YEAR ACTUAL	Q	% COND	OB/XF MKT VALUE	NOTES
1,000.00	SF	5.20	5.20	100	2021	2021	3	100	5,200	
420.00	SF	10.00	10.00	100	2021	2021	3	98	4,116	
2.00	UT	300.00	300.00	100	2021	2021	3	99	594	

TOTAL OB/XF												9,910	
LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPH FACT	% COND	TOT ADJ	UNIT PRICE	ADJ UNIT PRICE	LA VA		
RS-1	0.00	0.00	1.00	LT		1.00	1.00	1.00	80,000.00	80,000.00			

NASSAU COUNTY PROPERTY											
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VALUATION BY		STANDARD
Tax Group: 4	Tax Dist:	
BUILDING MARKET VALUE		429,044
TOTAL MARKET OB/XF VALUE		9,910
TOTAL LAND VALUE - MARKET		80,000
TOTAL MARKET VALUE		518,954
SOH/AGL Deduction		54,455
ASSESSED VALUE		464,499
TOTAL EXEMPTION VALUE	HX HB	50,000
BASE TAXABLE VALUE		414,499
TOTAL JUST VALUE		518,954
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		463,003

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B2112573	GARAGE	30,768	09/20/2021
C2009396	CO ISSUED	0	05/21/2021
B2009396	NEW CONSTR	349,280	10/07/2020

SALES DATA					
OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD
2350/1615	3/24/2020	WD	Q	V	01
GRANTOR: HENDRIX BENNY L					
GRANTEE: CHAIRES TRAVIS L &					
1386/0103	2/01/2006	QC	U	V	01
GRANTOR: HENDRIX MELBA JOANN					
GRANTEE: HENDRIX BENNY L					

BUILDING NOTES											
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BUILDING DIMENSIONS											
BAS=[YR=2021] W29 FOP=[YR=2021] W20 S12 E20 N12\$ S12 W20 N12 W12 S58 E5 S2 E9 N2 E5 N2 FOP=[YR=2021] E21 FGR=[YR=2021] S3 E23 N21 FST=[YR=2021] N3 W10 S3 E10\$ W23 S18\$ N9 W21 S9 \$ N9 E21 N9 E13 N3 E10 N9 W2 N26\$.											



BUILDING CHARACTERISTICS				
ELEMENT	CD	CONSTRUCTION		
Exterior Wall	25	MOD METAL 100		
Roof Structur	10	STEEL FRME 100		
Roof Cover	12	MODULAR MT 100		
Interior Wall	07	NONE 100		
Interior Floop	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	4021.00			
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	600	100	600	13,151
TOTALS	600		600	13,151

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
6500	01	600	63.2500	22.14	13,284	2021	2021	0	0	0	1.00	99.00

2 GARAGE RES - 100% - 2022

Heated Area: 600

HX Base Yr 2022

25

24

25

24

BAS
2021

BLD DATE		LGL DATE	
YE DATE		LAND DATE	