

LOT 20
IN OR 1174/550
NORTH SHORE SUB PB 5/255-256

STANLEY REESE P & VALERIE A
96227 NORTH SHORE DR
FERNANDINA BEACH, FL 32034

2023

46-3N-28-5340-0020-0000



BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	17	CB STUCCO 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	11	CLAY TILE 50
Interior Floo	14	CARPET 50
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

NEIGHBORHOOD/LOC	4021.00
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AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,961	100	1,961	235,969
FDU	88	65	57	6,859
FGR	553	55	304	36,581
FOP	207	30	62	7,461
FOP	176	30	53	6,377
PTO	32	5	2	240
PTO	96	5	5	602

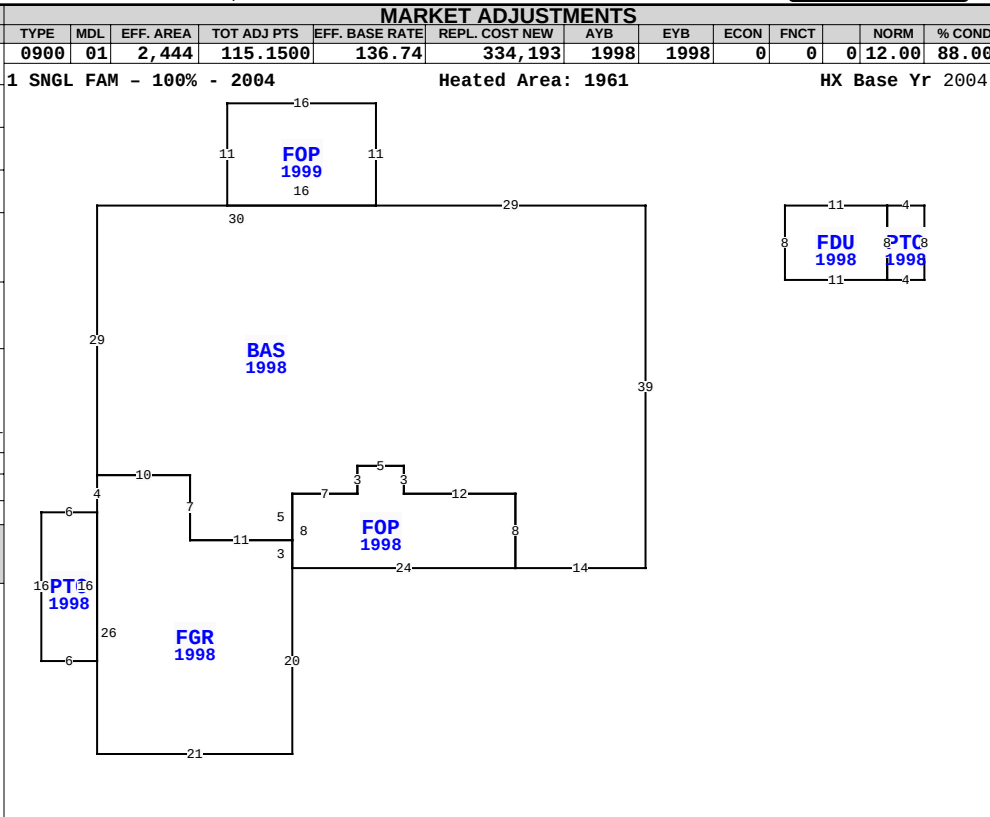
TOTALS	3,113		2,444	294,090
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EXTRA FEATURES

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	0500	FP-PRE FAB	0	100	0	0	1.00	UT	3,500.00	3,500.00	100	1998	1998	3	83	2,905	
2	0810	CONCRETE A	0	100	32	3	96.00	SF	6.50	6.50	100	1998	1998	3	77	480	
3	0811	CONCRETE B	0	100	19	67	1,273.00	SF	5.20	5.20	100	1998	1998	3	77	5,097	
4	0861	POOL GUNIT	0	100	0	0	420.00	SF	85.00	85.00	100	2002	2002	3	32	11,424	
5	0911	SCRN RM A	0	100	0	0	1,762.00	SF	17.50	17.50	100	2002	2002	3	21	6,475	
6	1123	CB 8"	0	100	17	5	85.00	SF	6.15	6.15	100	1998	1998	3	77	403	
7	0845	KOOL DECK	0	100	0	0	1,345.00	SF	7.25	7.25	100	2002	2002	3	83	8,094	

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	000100	C	SFR	100		RS-1	0.00	0.00	1.00	LT		1.00	1.00	1.00	80,000.00	80,000.00	80,000							



BLD DATE		LGL DATE	
XF DATE		LAND DATE	
INC DATE		AG DATE	

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1	0500	FP-PRE FAB	0	100	0	0	1.00	UT	3,500.00	3,500.00	100	1998	1998	3	83	2,905	
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7	0845	KOOL DECK	0	100	0	0	1,345.00	SF	7.25	7.25	100	2002	2002	3	83	8,094	

TOTAL OB/XF 34,878

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1	000100	C	SFR	100		RS-1	0.00	0.00	1.00	LT		1.00	1.00	1.00	80,000.00	80,000.00	80,000							

NASSAU COUNTY PROPERTY VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 4	Tax Dist:
BUILDING MARKET VALUE	316,955
TOTAL MARKET OB/XF VALUE	34,878
TOTAL LAND VALUE - MARKET	80,000
TOTAL MARKET VALUE	431,833
SOH/AGL Deduction	221,948
ASSESSED VALUE	209,885
TOTAL EXEMPTION VALUE	50,000
BASE TAXABLE VALUE	159,885
TOTAL JUST VALUE	431,833
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	387,403

PERMIT NUM	DESCRIPTION	AMT	ISSUED
007069	GARAGE	11,800	04/01/2000
984740	NEW CONSTR	89,213	05/01/1998

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1174/0550	9/22/2003	WD	Q	I		231,600

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1174/0550	9/22/2003	WD	Q	I		231,600
GRANTOR: LOYD WILLIAM FRANK & GRANTEE: STANLEY REESE & VAL						
0873/0922	3/09/1999	WD	Q	I		164,000
GRANTOR: CORDLE DAVID DWAYNE & GRANTEE: LOYD WILLIAM FRANK						

BUILDING NOTES

BAS=[YR=1998] W29 FOP=[YR=1999] N11 W16 S11 E16 \$ W30 S29
FGR=[YR=1998] S4 PTO=[YR=1998] W6 S16 E6 N16 \$ S26 E21 N20
FOP=[YR=1998] E24 N8 W12 N3 W5 S3 W7 S8 \$ N3 W11 N7 W10 \$ E10
S7 E11 N5 E7 N3 E5 S3 E12 S8 E14 N39 \$ PTR= E15 FDU=[YR=1998]
E11 PTO=[YR=1998] E4 S8 W4 N8 \$ S8 W11 N8 \$ W15 \$.

BUILDING DIMENSIONS

BAS=[YR=1998] W29 FOP=[YR=1999] N11 W16 S11 E16 \$ W30 S29
FGR=[YR=1998] S4 PTO=[YR=1998] W6 S16 E6 N16 \$ S26 E21 N20
FOP=[YR=1998] E24 N8 W12 N3 W5 S3 W7 S8 \$ N3 W11 N7 W10 \$ E10
S7 E11 N5 E7 N3 E5 S3 E12 S8 E14 N39 \$ PTR= E15 FDU=[YR=1998]
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