LOT 37
IN OR 1457/1470
NORTH SHORE SUB PB 5/255-256

SALA NESTOR R II
96112 NORTH SHORE DR
FERNANDINA BEACH, FL 32034

2023

46-3N-28-5340-0037-0000

BUILDING CHARACTERISTICS

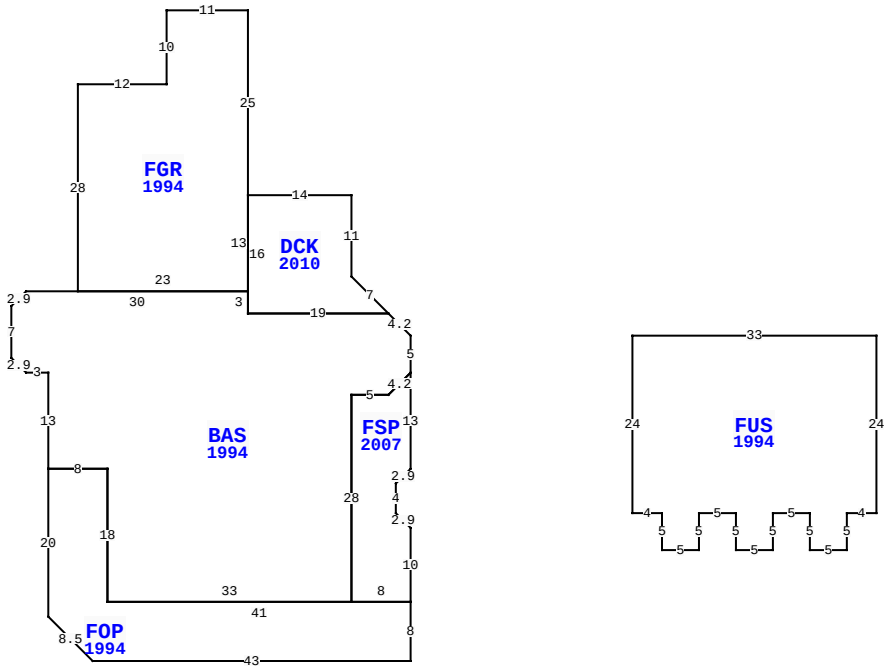
ELEMENT	CD	CONSTRUCTION
Exterior Wall	31	HARDIE BRD 100
Roof Structur	08	IRREGULAR 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	11	CLAY TILE 50
Interior Floo	14	CARPET 50
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2.5 100
Frame	02	WOOD FRAME 100
Stories	2.	2. 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	

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,666	100	1,666	181,311
DCK	237	10	24	2,612
FGR	754	55	415	45,165
FOP	518	30	155	16,869
FSP	217	40	87	9,469
FUS	867	100	867	94,356
TOTALS	4,259		3,214	349,781

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0900	01	3,214	106.2600	126.18	405,543	1994	1994	0	0	0	13.75	86.25

1 SNGL FAM – 100% - 2008 Heated Area: 2533 HX Base Yr 2008



96112 NORTH SHORE DR, FERNANDINA BEACH

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

NASSAU COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 4	Tax Dist:	
BUILDING MARKET VALUE		349,781
TOTAL MARKET OB/XF VALUE		13,773
TOTAL LAND VALUE - MARKET		80,000
TOTAL MARKET VALUE		443,554
SOH/AGL Deduction		239,043
ASSESSED VALUE		204,511
TOTAL EXEMPTION VALUE	HX HB	50,000
BASE TAXABLE VALUE		154,511
TOTAL JUST VALUE		443,554
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		392,942

PERMIT NUM	DESCRIPTION	AMT	ISSUED
R1313331	ROOF	9,000	01/01/2013
B23524	CARPORT	11,244	04/01/2010
E007062	NEW CONSTR	0	06/01/2000

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1457/1470	11/08/2006	WD	U	I		285,000
GRANTOR: PRUDENTIAL RELOCATION						
GRANTEE: SALA NESTOR R II						
1457/1467	11/08/2006	WD	U	I		285,000
GRANTOR: KLINE MICHAEL K & LAU						
GRANTEE: PRUDENTIAL RELOCATI						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1994] U3 L3 DCK=[YR=2010] U5 L5 N11
W14FGR=[YR=1994] N25 W11 S10 W12 S28 E23 N13$ S16 E19 $ W19
N3 W30 D2 L2 S7 D2 R2 E3 S13 FOP=[YR=1994] S20 D6 R6
E43 N8 FSP=[YR=2007] N10 U2 L2 N4 U2 R2 N13 D3 L3 W5
S28 E8 $ W41 N18 W8 $ E8 S18 E33 N28 E5 U3 R3 N5 $ PTR= E30
FUS=[YR=1994] E33 S24 W4 S5 W5 N5 W5 S5 W5 N5 W5 S5 W5 N5 W4
N24 $ W30 $.

EXTRA FEATURES

LN	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	1994	1994	3	77	2,695	
2	0812	CONCRETE C	0	100	0	0	2,885.00	SF	4.00	4.00	100	1994	1994	3	70	8,078	
3	0351	CARPORT MT	0	100	20	30	600.00	SF	10.00	10.00	100	2010	2010	3	50	3,000	

LAND DESCRIPTION

TOTAL OB/XF 13,773

LN	USE CODE	CLS	LAND USE DESCRIPTION	CAP	RD	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	DT	DPTH 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	0003	RS-1	0.00	0.00	1.00	LT		1.00	1.00	1.00	80,000.00	80,000.00	80,000							

REVIEW DATE 12/02/2019 BY KWX Total Acres: 0.00 Total Land Value: 80,000 Market: 0 Agricultural: 0 Common: 80,000 PRINTED 08/02/2023 BY SYS