



BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	20	FACE BRICK 80
Exterior Wall	30	VINYL 20
Roof Structure	08	IRREGULAR 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floor	11	CLAY TILE 50
Interior Floor	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
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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	4,200	100	4,200	500,047
FGR	667	55	367	43,694
FOP	54	30	16	1,905
FOP	520	30	156	18,573

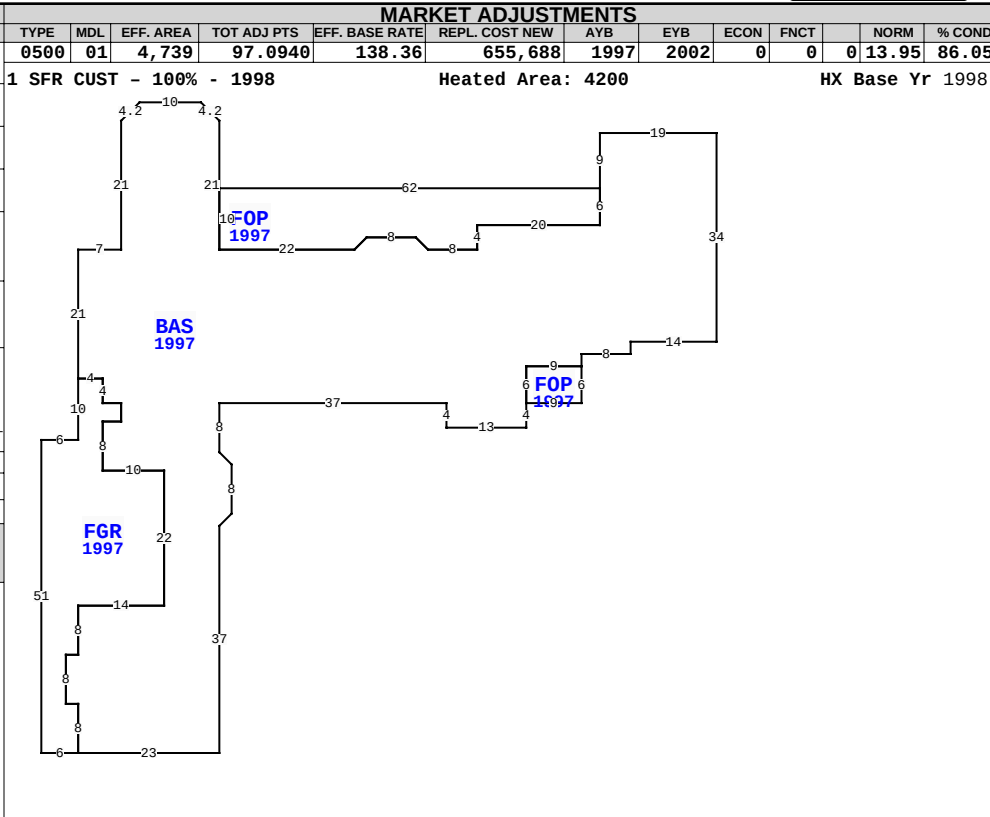
TOTALS	5,441	4,739	564,220
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EXTRA FEATURES

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
2	0500	FP-PRE FAB	0	100	0	0		1.00	UT 3,500.00	3,500.00	100	1997	1997	3	81	2,835
3	0825	BRICK	0	100	0	0		85.00	SF 12.50	12.50	100	1997	1997	3	93	988
4	0812	CONCRETE C	0	100	0	0		4,516.00	SF 4.00	4.00	100	1997	1997	3	75	13,548
5	0911	SCRN RM A	0	100	27	65		1,755.00	SF 17.50	17.50	100	1997	1997	3	20	6,143
6	0861	POOL GUNIT	0	100	0	0		450.00	SF 85.00	85.00	100	1997	1997	3	21	8,033
7	0877	JACUZZI	0	100	0	0		1.00	UT 1,000.00	1,000.00	100	1997	1997	3	20	200
8	0845	KOOL DECK	0	100	0	0		1,152.00	SF 7.25	7.25	100	1997	1997	3	75	6,264

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	000130	C	SFR WATER	100		RS-1	0.00	0.00	1.00	LT		1.00	1.00	1.10	325,000.00	357,500.00	357,500							
2	000133	C	SFR LAKE	0		RS-1	0.00	0.00	1.00	LT		1.00	1.00	0.80	135,000.00	108,000.00	108,000							



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

96001 BAY VIEW DR, FERNANDINA BEACH

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
2	0500	FP-PRE FAB	0	100	0	0		1.00	UT 3,500.00	3,500.00	100	1997	1997	3	81	2,835
3	0825	BRICK	0	100	0	0		85.00	SF 12.50	12.50	100	1997	1997	3	93	988
4	0812	CONCRETE C	0	100	0	0		4,516.00	SF 4.00	4.00	100	1997	1997	3	75	13,548
5	0911	SCRN RM A	0	100	27	65		1,755.00	SF 17.50	17.50	100	1997	1997	3	20	6,143
6	0861	POOL GUNIT	0	100	0	0		450.00	SF 85.00	85.00	100	1997	1997	3	21	8,033
7	0877	JACUZZI	0	100	0	0		1.00	UT 1,000.00	1,000.00	100	1997	1997	3	20	200
8	0845	KOOL DECK	0	100	0	0		1,152.00	SF 7.25	7.25	100	1997	1997	3	75	6,264

TOTAL OB/XF 38,011

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	000130	C	SFR WATER	100		RS-1	0.00	0.00	1.00	LT		1.00	1.00	1.10	325,000.00	357,500.00	357,500							
2	000133	C	SFR LAKE	0		RS-1	0.00	0.00	1.00	LT		1.00	1.00	0.80	135,000.00	108,000.00	108,000							

NASSAU COUNTY PROPERTY PAGE 1 of 1 4

VALUATION SUMMARY		STANDARD
VALUATION BY		
Tax Group: 4	Tax Dist:	
BUILDING MARKET VALUE		564,220
TOTAL MARKET OB/XF VALUE		38,011
TOTAL LAND VALUE - MARKET		465,500
TOTAL MARKET VALUE		1,067,731
SOH/AGL Deduction		331,510
ASSESSED VALUE		736,221
TOTAL EXEMPTION VALUE	HX HB	50,000
BASE TAXABLE VALUE		686,221
TOTAL JUST VALUE		1,067,731
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		839,992

PERMIT NUM	DESCRIPTION	AMT	ISSUED
R1912642	REPAIR/RRF	36,447	12/11/2019
974000	XF0B	8,500	06/01/1997
973831	SWIM POOL	15,000	04/01/1997
963401	NEW CONSTR	163,298	10/01/1996

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974000	XFOB	8,500	06/01/1997
973831	SWIM POOL	15,000	04/01/1997
963401	NEW CONSTR	163,298	10/01/1996

GRANTOR: PEACOCK JAMES C JR &

GRANTEE: PEACOCK JAMES C JR

BUILDING NOTES

BUILDING DIMENSIONS	
BAS=[YR=1997] W19 S9 FOP=[YR=1997] W62 S10 E22 U2 R2 E8 D2 R2 E8 N4 E20 N6\$ S6 W20 S4 W8 U2 L2 W8 D2 L2 W22 N21 U3 L3 W10 D3 L3 S21 W7 S21 FGR=[YR=1997] S10 W6 S51 E6 N8 W2 N8 E2 N8 E14 N22 W10 N8 E3 N3 W3 N4 W4\$ E4 S4 E3 S3 W3 S8 E10 S22 W14 S8 W2 S8 E2 S8 E23 N37 U2 R2 N8 U2 L2 N8 E37 S4 E13 N4 FOP=[YR=1997] E9 N6 W9 S6\$ N6 E9 N2 E8 N2 E14 N34\$.	