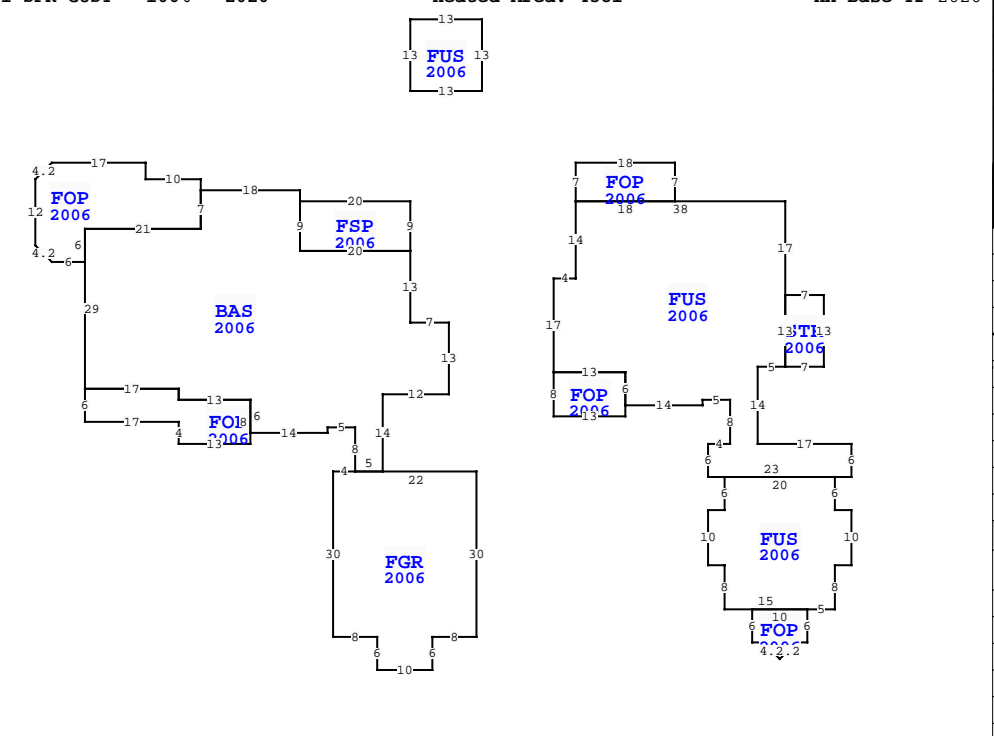


BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	10	ABOVE AVG 100
Roof Structur	08	IRREGULAR 100
Roof Cover	13	STAND SEAM 100
Interior Wall	05	DRYWALL 70
Interior Wall	08	DECORATIVE 30
Interior Floo	12	HARDWOOD 80
Interior Floo	19	MARBLE 20
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		5 100
Bathrooms		3.5 100
Frame	02	WOOD FRAME 100
Stories	2.5	2.5 100
Units		0 100

MARKET ADJUSTMENTS												
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND	
0500	11	5,188	157.2070	224.02	1,162,216	2006	2010	0	0	0	5.50	94.50

NASSAU COUNTY PROPERTY		PAGE 1 of 1	4
VALUATION SUMMARY			
VALUATION BY		STANDARD	
Tax Group: 4		Tax Dist:	
BUILDING MARKET VALUE		1,098,294	
TOTAL MARKET OB/XF VALUE		19,283	
TOTAL LAND VALUE - MARKET		135,000	
TOTAL MARKET VALUE		1,252,577	
SOH/AGL Deduction		432,179	
ASSESSED VALUE		820,398	
TOTAL EXEMPTION VALUE		HX HB WX 55,000	
BASE TAXABLE VALUE		765,398	
TOTAL JUST VALUE		1,252,577	
NCON VALUE		0	
INCOME VALUE			
PREVIOUS YEAR MKT VALUE		1,020,516	



Quality		03 Quality Level 03	
DOR CODE		0100 SINGLE FAMILY	
MAP NUM		MKT AREA 04	
NEIGHBORHOOD/LOC 4024.00			
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	SUBAREA MARKET VALUE
BAS	2,101	100	444,779
FGR	840	55	97,805
FOP	69	30	4,445
FOP	104	30	6,563
FOP	126	30	8,045
FOP	206	30	13,125
FOP	375	30	23,710
FSP	180	40	15,242
FUS	169	100	35,777
FUS	540	100	114,318
TOTALS	6,372	5,188	1,098,294

** This building has 12 Sub-Areas
96232 BAY VIEW DR, FERNANDINA BEACH

BLD DATE	LGL DATE	06/07/2023	MLU
XF DATE	LAND DATE		
INC DATE	AG DATE		

PERMIT NUM	DESCRIPTION	AMT	ISSUED
M2004228	H/AC	6,996	06/01/2020
M0509813	H/AC	0	05/01/2005
C0413863	CO ISSUED	0	12/01/2004
B0413863	NEW CONSTR	0	12/01/2004
P0408740	OTHER	0	12/01/2004

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q / I	V / I	RSN CD	SALE PRICE
2327/0040	12/20/2019	WD	Q	I	01	935,000
GRANTOR: KLYKKEN ROBIN D						
GRANTEE: HADDEMAN LUZIVETTE						
1911/0213	3/21/2014	WD	Q	I	01	472,000
GRANTOR: KIROUAC SHAWN L & ELI						
GRANTEE: KLYKKEN PER G & ROB						

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	0812	CONCRETE C	0	100	0	1,836.00	SF	4.00	4.00	100	2006	2006	3	88	6,463	
2	0462	ST/AL FNC	0	100	300	1,200.00	SF	10.00	10.00	100	2006	2006	3	48	5,760	
3	0500	FP-PRE FAB	0	100	0	1.00	UT	3,500.00	3,500.00	100	2006	2006	3	91	3,185	
4	0600	SUMMER KIT	0	100	0	1.00	UT	12,500.00	12,500.00	100	2006	2006	3	31	3,875	

BUILDING NOTES												
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BUILDING DIMENSIONS												
FSP=[YR=2006] W20 BAS=[YR=2006] N2 W18 FOP=[YR=2006] N2 W10 N3 W17 L3 D3 S12 R3 D3 E6 N6 E21 N7\$ S7 W21 S29 FOP=[YR=2006] S6 E17 S4 E13 N8 W13 N2 W17\$ E17 S2 E13 S6 E14 N1 E5 S8 FGR=[YR=2006] W4 S30 E8 S6 E10 N6 E8 N30 W22\$ E5 N14 E12 N13 W7 N13 W20 N9\$ S9 E20 N9\$ PTR= E30 FOP=[YR=2006] N7 E18 S7 W18\$ FUS=[YR=2006] E38 S17 STR=[YR=2006] E7 S13 W7 N13\$ S13 W5 S14 E17 S6 W3 FUS=[YR=2006] S6 E3 S10 W3 S8 W5 FOP=[YR=2006] S6 W2 D3 L3 L3 U3 W2 N6 E10\$ W15 N8 W3 N10 E3 N6 E20\$ W23 N6 E4 N8 W5 S1 W14 FOP=[YR=2006] S2 W13 N8 E13 S6\$N6 W13 N17 E4 N14\$ W30\$ PTR= N20 FUS2006 = N13 E13 S13 W13\$S20\$.												

LAND DESCRIPTION													TOTAL OB/XF 19,283												
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPTH FACT	% COND	TOT ADJ	UNIT PRICE	ADJ UNIT PRICE	LAND VALUE	OTHER ADJUSTMENTS AND NOTES	YEAR	DENSITY	DECL	FRZ	YR	CONSRV	
1	000133	C	SFR LAKE	100			0.00	0.00	1.00	LT		1.00	1.00	1.00	135,000.00	135,000.00	135,000								