

BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	05	AVERAGE 70
Exterior Wall	16	WD FR STUC 30
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 60
Interior Floo	11	CLAY TILE 40
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms	3	100
Bathrooms	2	100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units	0	100
Occupancy	00	NONE 100

Quality	02	Quality Level 02
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	1,587	100	1,587	177,939
FEP	204	80	163	18,277
FGR	447	55	246	27,582
FOP	87	30	26	2,915

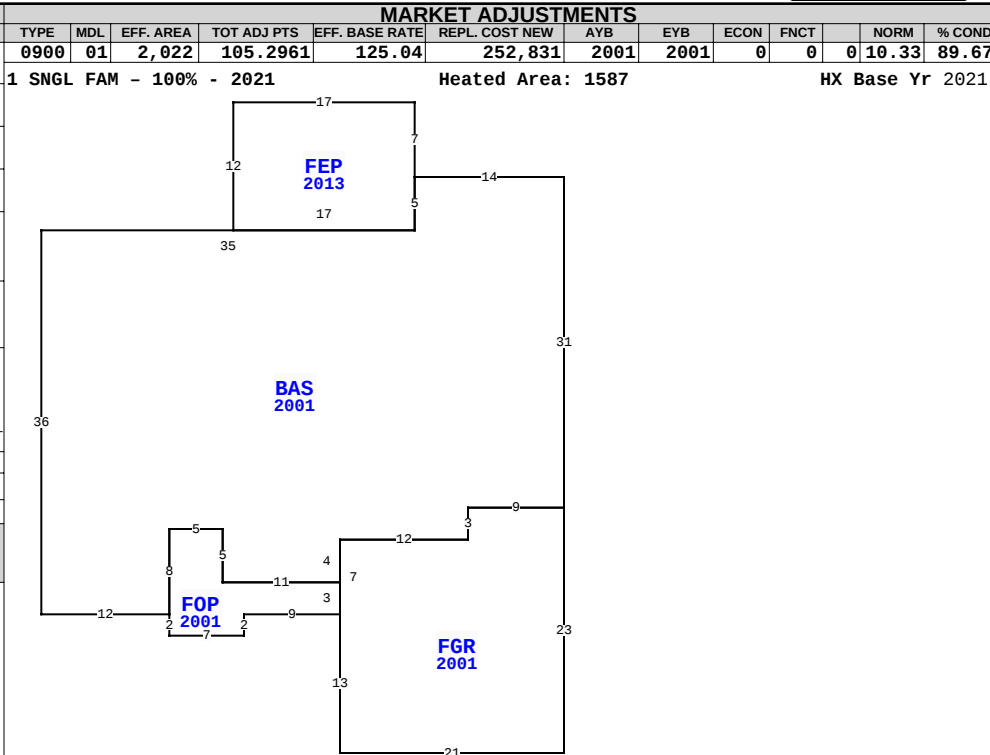
TOTALS	2,325	2,022	226,714
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EXTRA FEATURES		
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L N	OB/XF CODE	DESCRIPTION	BLD CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE	ORIG COND	YEAR ON	YEAR ACTUAL	Q	% COND	OB/XF MKT VALUE	NOTES
1	0811	CONCRETE B	0 100	0	0	720.00	SF	5.20	5.20	100	2001	2001	3	82	3,070	
2	0810	CONCRETE A	0 100	30	3	90.00	SF	6.50	6.50	100	2001	2001	3	82	480	
3	0810	CONCRETE A	0 100	0	0	92.00	SF	6.50	6.50	100	2001	2001	3	82	490	
4	0810	CONCRETE A	0 100	0	0	229.00	SF	6.50	6.50	100	2001	2001	3	82	1,221	

LAND DESCRIPTION		
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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	0003		0.00	0.00	1.00	LT		1.00	1.00	0.85	80,000.00	68,000.00	68,000							



97057 MILL POND LN, FERNANDINA BEACH	BLD DATE 03/03/2023	NW	LGL DATE
	XF DATE		LAND DATE
	INC DATE		AG DATE

TOTAL OB/XF																5,261
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NASSAU COUNTY PROPERTY																PAGE 1 of 1	4
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VALUATION SUMMARY																STANDARD	
VALUATION BY																Tax Group: 4	
BUILDING MARKET VALUE																226,714	
TOTAL MARKET OB/XF VALUE																5,261	
TOTAL LAND VALUE - MARKET																68,000	
TOTAL MARKET VALUE																299,975	
SOH/AGL Deduction																73,059	
ASSESSED VALUE																226,916	
TOTAL EXEMPTION VALUE																50,000	
BASE TAXABLE VALUE																176,916	
TOTAL JUST VALUE																299,975	
NCON VALUE																0	
INCOME VALUE																	
PREVIOUS YEAR MKT VALUE																269,496	

PERMIT NUM	DESCRIPTION	AMT	ISSUED
R2005128	REPAIR/RRF	13,709	07/01/2020
B0108679	NEW CONSTR	78,690	08/01/2001

SALES DATA							
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE	
2391/0411	9/10/2020	WD	Q	I	01	260,000	
GRANTOR: PAGE ADAM CURTIS & AM							
GRANTEE: REESE AMY							
1936/0076	9/03/2014	WD	Q	I	01	175,000	
GRANTOR: SARGENT ROBERT A							
GRANTEE: PAGE ADAM CURTIS &							

BUILDING NOTES															
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BUILDING DIMENSIONS															
BAS=[YR=2001] W14FEP=[YR=2013] N7 W17 S12 E17 N5\$ S5 W35 S36 E12 FOP=[YR=2001] S2 E7 N2 E9 FGR=[YR=2001] S13 E21 N23 W9 S3 W12 S7\$ N3 W11 N5 W5 S8\$ N8 E5 S5 E11 N4 E12 N3 E9 N31\$.															