LOT 19
IN OR 2066/1955
SPANISH OAKS UNIT 1B PB 6/190

RED-DOG PROPERTIES LLC
96014 AZALEA LN
FERNANDINA BEACH, FL 32034

2023

46-3N-28-576B-0019-0000

BUILDING CHARACTERISTICS

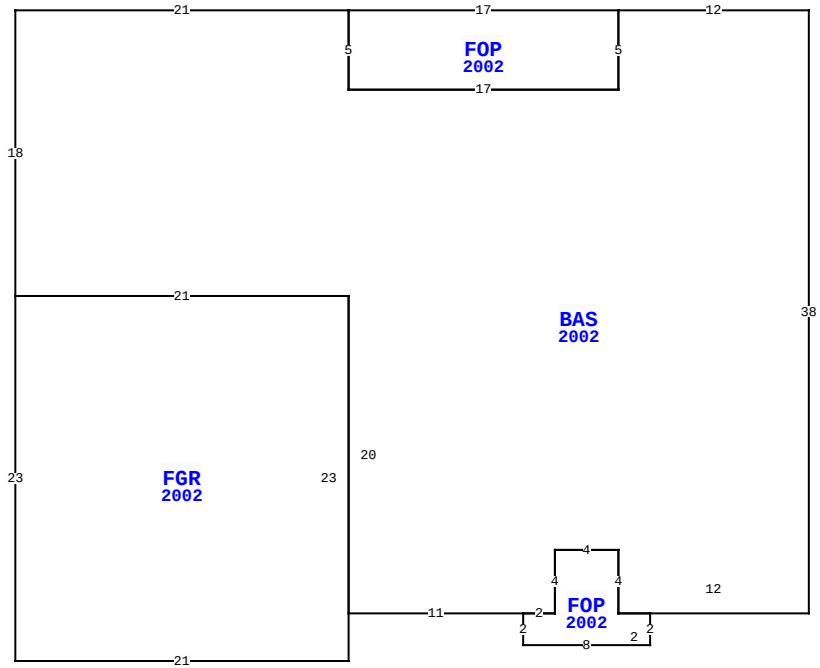
ELEMENT	CD	CONSTRUCTION
Exterior Wall	30	VINYL 70
Exterior Wall	16	WD FR STUC 30
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 80
Interior Floo	08	SHT VINYL 20
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
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
NEIGHBORHOOD/LOC	4021.00	

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,379	100	1,379	154,162
FGR	483	55	266	29,737
FOP	32	30	10	1,118
FOP	85	30	26	2,906
TOTALS	1,979		1,681	187,923

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0900	01	1,681	104.4050	123.98	208,410	2002	2002	0	0	0	9.83	90.17

1 SNGL FAM – 0% - 0 Heated Area: 1379 HX Base Yr



BLD DATE	03/03/2023	NW	LGL DATE
XF DATE			LAND DATE
INC DATE			AG DATE

95180 TWIN OAKS LN, FERNANDINA BEACH

NASSAU COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 4	Tax Dist:
BUILDING MARKET VALUE	187,923
TOTAL MARKET OB/XF VALUE	3,241
TOTAL LAND VALUE - MARKET	68,000
TOTAL MARKET VALUE	259,164
SOH/AGL Deduction	49,382
ASSESSED VALUE	209,782
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	209,782
TOTAL JUST VALUE	259,164
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	234,416

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2066/1955	8/19/2016	WD	Q	I	01	151,500
GRANTOR: HODGES KRISTA L ROBER						
GRANTEE: RED-DOG PROPERTIES						
1634/0859	8/07/2009	WD	Q	I	01	151,000
GRANTOR: LAUREN BRITTANY D						
GRANTEE: ROBERTSON KRISTA L						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2002] W12 FOP=[YR=2002] W17 S5 E17 N5 $ S5 W17 N5 W21 S18 FGR=[YR=2002] S23 E21 N23 W21 $ E21 S20 E11 FOP=[YR=2002] S2 E8 N2 W2 N4 W4 S4 W2 $ E2 N4 E4 S4 E12 N38 $.

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	0811	CONCRETE B	0	0	0	0	751.00	SF	5.20	5.20	100	2002	2002	3	83	3,241	

LAND DESCRIPTION

TOTAL OB/XF 3,241

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	0			0.00	0.00	1.00	LT		1.00	1.00	0.85	80,000.00	68,000.00	68,000							

REVIEW DATE 06/19/2018 BY KWX Total Acres: 0.00 Total Land Value: 68,000 Market: 0 Agricultural: 0 Common: 68,000 PRINTED 08/02/2023 BY SYS