



BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	20	FACE BRICK 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 70
Interior Floo	11	CLAY TILE 30
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	02	WOOD FRAME 100
Stories	0	0 100
Units		0 100
Occupancy	00	NONE 100

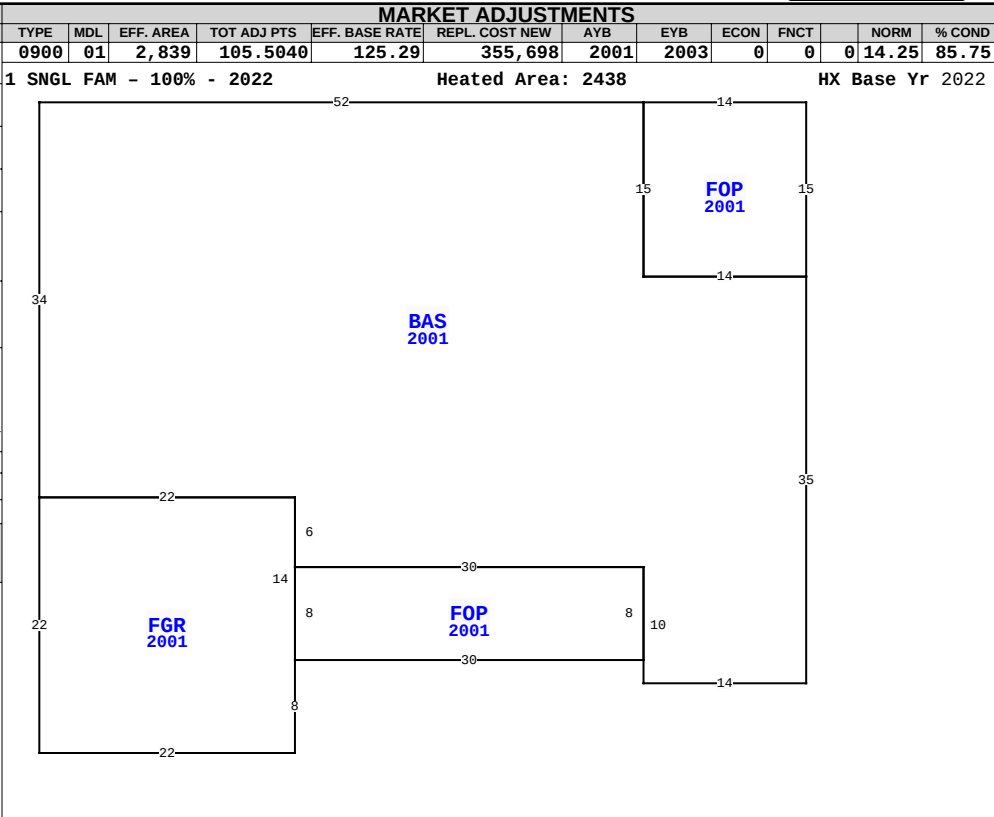
Quality	03	Quality Level 03
DOR CODE	0100	SINGLE FAMILY

MAP NUM		MKT AREA	04
NEIGHBORHOOD/LOC	4020.00		

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	2,438	100	2,438	261,929
FGR	484	55	266	28,578
FOP	210	30	63	6,768
FOP	240	30	72	7,736

TOTALS	3,372		2,839	305,011
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EXTRA FEATURES									
L N	OB/XF CODE	DESCRIPTION	BLD CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE
1	0500	FP-PRE FAB	0 100	0	0	1.00	UT	3,500.00	3,500.00
2	0812	CONCRETE C	0 100	0	0	1,247.00	SF	4.00	4.00



96073 EYTHAN CT, FERNANDINA BEACH	BLD DATE	LGL DATE	06/05/2023	MLU
	XF DATE	LAND DATE		
	INC DATE	AG DATE		

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	0500	FP-PRE FAB	0 100	0	0	1.00	UT	3,500.00	3,500.00	100	2001	2001	3	86	3,010	
2	0812	CONCRETE C	0 100	0	0	1,247.00	SF	4.00	4.00	100	2001	2001	3	82	4,090	

LAND DESCRIPTION										TOTAL OB/XF									
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
1	000115	C	SFR ACRES	100	0006	RS-1	0.00	0.00	1.37	AC		1.00	1.00	0.90	80,000.00	72,000.00	98,640		

NASSAU COUNTY PROPERTY										PAGE 1 of 1									
VALUATION SUMMARY										4									
VALUATION BY					STANDARD														
Tax Group: 4					Tax Dist:														
BUILDING MARKET VALUE					305,011														
TOTAL MARKET OB/XF VALUE					7,100														
TOTAL LAND VALUE - MARKET					98,640														
TOTAL MARKET VALUE					410,751														
SOH/AGL Deduction					53,204														
ASSESSED VALUE					357,547														
TOTAL EXEMPTION VALUE					50,000														
BASE TAXABLE VALUE					307,547														
TOTAL JUST VALUE					410,751														
NCON VALUE					0														
INCOME VALUE																			
PREVIOUS YEAR MKT VALUE					347,133														

PERMIT NUM	DESCRIPTION	AMT	ISSUED
R204535	REPAIR/RRF	16,500	06/01/2020

SALES DATA							
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE	
2522/1626	12/20/2021	QC	U	I	11		100
GRANTOR:WIGGINS CHRISTA ANN							
GRANTEE:DYAL LESLIE ANN							
2501/0289	9/29/2021	WD	Q	I	01		465,000
GRANTOR:KOILE JIM W							
GRANTEE:WIGGINS CHRISTA ANN							

BUILDING NOTES									
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BUILDING DIMENSIONS									
FOP=[YR=2001] W14 BAS=[YR=2001] W52 S34 FGR=[YR=2001] S22 E22 N8 FOP=[YR=2001] E30 N8 W30 S8\$ N14 W22\$ E22 S6 E30 S10 E14 N35 W14 N15\$ S15 E14 N15\$.									