



BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	20	FACE BRICK 100
Roof Structure	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floor	12	HARDWOOD 80
Interior Floor	11	CLAY TILE 20
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms	4	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	4020.00	

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	2,491	100	2,491	252,833
FGR	552	55	304	30,856
FOP	36	30	11	1,117
FOP	107	30	32	3,248
USP	320	30	96	9,744
TOTALS	3,506		2,934	297,797

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	921.00	SF	4.00	4.00	100	2002	2002	3	83	3,058	
4	0825	BRICK	0	100	25	375.00	SF	12.50	12.50	100	2012	2012	3	98	4,594	
5	1076	TRELLIS A	0	100	12	96.00	SF	7.50	7.50	100	2010	2010	3	64	461	
6	1242	WD DECK A	0	100	20	200.00	SF	10.00	10.00	100	2010	2010	3	50	1,000	

LAND DESCRIPTION			TOTAL OB/XF 9,113													
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
1	000115	C	SFR ACRES	100	0005	RS-1	0.00	0.00	1.00	AC		1.00	1.00	1.00	80,000.00	80,000.00

MARKET ADJUSTMENTS												
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND	
0900	01	2,934	100.5518	119.41	350,349	2002	2002	0	0	0	15.00	85.00

1 SNGL FAM - 100% - 2004

Heated Area: 2491

HX Base Yr 2004

The diagram shows a floor plan with the following rooms and dimensions:

- USP 2018**: 22 (top), 8 (left), 14 (right), 24 (bottom)
- FOP 2002** (top): 3 (left), 19 (top), 7 (right), 13 (bottom), 3 (right)
- FOP 2002** (bottom): 6 (top), 11 (right), 12 (bottom), 3 (right), 3 (left)
- BAS 2002**: 48 (left), 40 (right), 30 (bottom), 24 (bottom)
- FGR 2002**: 23 (left), 23 (right), 24 (bottom)

Connecting paths and other dimensions: 19 (top left), 6 (left of USP), 17 (right of USP), 17 (top of FOP bottom), 40 (right of BAS), 12 (top of FOP bottom), 11 (top of FOP bottom), 6 (top of FOP bottom), 3 (left of FOP bottom), 3 (right of FOP bottom), 24 (top of FGR), 23 (top of FGR), 24 (bottom of FGR).

BLD DATE	03/03/2023	NW	LGL DATE	
XF DATE			LAND DATE	06/05/2023

96070 EYTHAN CT, FERNANDINA BEACH										BLD DATE	03/03/2023	NW	LGL DATE		06/05/2023 MLU				
										XF DATE			LAND DATE						
										INC DATE			AG DATE						

VALUATION BY				STANDARD			
Tax Group: 4		Tax Dist:					
BUILDING MARKET VALUE				325,558			
TOTAL MARKET OB/XF VALUE				9,113			
TOTAL LAND VALUE - MARKET				80,000			
TOTAL MARKET VALUE				414,671			
SOH/AGL Deduction				154,427			
ASSESSED VALUE				260,244			
TOTAL EXEMPTION VALUE		HX HB		50,000			
BASE TAXABLE VALUE				210,244			
TOTAL JUST VALUE				414,671			
NCON VALUE				0			
INCOME VALUE							
PREVIOUS YEAR MKT VALUE				351,415			

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B1805059	SCRN ENCLSR	8,030	07/01/2018
B1632867	26X30FGR	34,812	08/19/2016

SALES DATA							
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE	
0887/1646	6/14/1999	WD	U	I	06	30,000	
GRANTOR: SCOTT STANLEY V							
GRANTEE: SHAFER MATTHEW E &							
0711/1622	7/07/1994	WD	U	I	09	100	
GRANTOR: ROBERTS KRISTI SCOTT							
GRANTEE: SCOTT STANLEY V							

BUILDING NOTES															
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BUILDING DIMENSIONS															
BAS=[YR=2002] W17 USP=[YR=2018] N14 W22 S8 W2 S6 E24\$ W2 FOP=[YR=2002] W19 S7 E3 N2 E13 S2 E3 N7 \$ S7 W3 N2 W13 S2 W3 N7 W3 N6 W19 S48 FGR=[YR=2002] S23 E24 N23 W24 \$ E30 FOP=[YR=2002] S3 E8 N3 W1 N2 W6 S2 W1 \$ E1 N2 E6 S2 E11 N2 E12 N40 \$.															

SHAHER MATTHEW E & KENDRA A
96070 EYTHAN COURT
FERNANDINA BEACH, FL 32034

2023

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