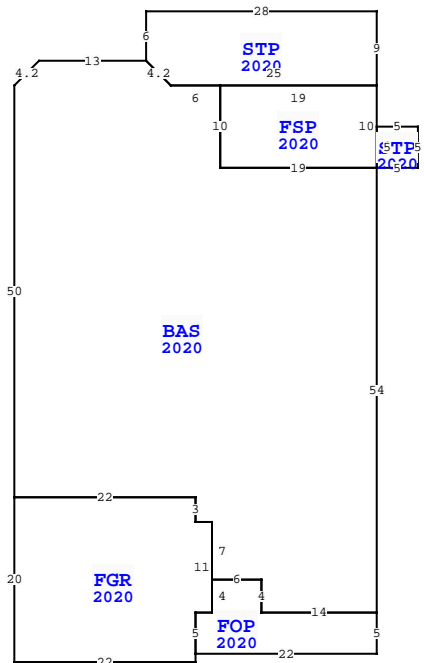


BUILDING CHARACTERISTICS		CONSTRUCTION	
ELEMENT	CD		
Exterior Wall	31	HARDIE BRD	100
Roof Structur	08	IRREGULAR	100
Roof Cover	03	COMP SHNGL	100
Interior Wall	05	DRYWALL	100
Interior Floo	11	CLAY TILE	70
Interior Floo	14	CARPET	30
Air Condition	03	CENTRAL	100
Heating Type	04	AIR DUCTED	100
Bedrooms		3	100
Bathrooms		2.5	100
Frame	02	WOOD FRAME	100
Stories	1.	1.	100
Units		0	100
Occupancy	00	NONE	100
Quality	05	Quality Level	05
DOR CODE	0100	SINGLE FAMILY	
MAP NUM		MKT AREA	04
NEIGHBORHOOD/LOC	4079.00		
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA
BAS	2,320	100	2,320
FGR	462	55	254
FOP	134	30	40
FSP	190	40	76
STP	25	10	2
STP	248	10	25
TOTALS	3,379		2,717

MARKET ADJUSTMENTS											
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
1	SFR CUST	- 100%	- 2021								
Heated Area: 2320					HX Base Yr 2021						



NASSAU COUNTY PROPERTY		PAGE 1 of 1	4
VALUATION SUMMARY			
VALUATION BY	STANDARD		
Tax Group: 4	Tax Dist:		
BUILDING MARKET VALUE			484,506
TOTAL MARKET OB/XF VALUE			20,140
TOTAL LAND VALUE - MARKET			135,000
TOTAL MARKET VALUE			639,646
SOH/AGL Deduction			220,329
ASSESSED VALUE			419,317
TOTAL EXEMPTION VALUE	HX HB WR		55,000
BASE TAXABLE VALUE			364,317
TOTAL JUST VALUE			639,646
NCON VALUE			0
INCOME VALUE			
PREVIOUS YEAR MKT VALUE			521,906

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B204193	SCRN ENCLSR	6,085	06/03/2020
C1906700	CO ISSUED	0	01/28/2020
B1906700	NEW CONSTR	313,141	06/24/2019

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2405/0145	10/30/2020	WD	U	I	11	100
GRANTOR: ANDERSON RICHARD & DE						
GRANTEE: ANDERSON FAMILY REV						
2336/1906	1/30/2020	WD	Q	I	01	539,100
GRANTOR: RIVERSIDE HOMES OF N						
GRANTEE: ANDERSON RICHARD &						

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	0855	CONC PAVER	0	100	18	3	SF	10.00	10.00	100	2020	2020	3	99	535	
2	0855	CONC PAVER	0	100	45	3	SF	10.00	10.00	100	2020	2020	3	99	1,337	
3	0855	CONC PAVER	0	100	0	0	SF	10.00	10.00	100	2020	2020	3	99	14,167	
4	0911	SCRN RM A	0	100	28	9	SF	17.50	17.50	100	2020	2020	3	93	4,101	

TOTAL OB/XF										20,140						
96045 PARK PL, FERNANDINA BEACH										BLD DATE		LGL DATE		06/07/2023	MLU	
										XF DATE		LAND DATE				
										INC DATE		AG DATE				

BUILDING NOTES									
STP=[YR=2020] W28 S6 BAS=[YR=2020] W13 D3 L3 S50									
FGR=[YR=2020] S20 E22 N1 FOP=[YR=2020] E22 N5 W14 N4 W6 S4									
W2 S5\$ N5 E2 N11 W2 N3 W22\$ E22 S3 E2 S7 E6 S4 E14 N54									
STP=[YR=2020] B5 N5 W5 S5\$ FSP=[YR=2020] N10 W19 S10 E19\$									
W19 N10 W6 U3 L3 \$ D3 R3 E25 N9\$.									

BUILDING DIMENSIONS									
STP=[YR=2020] W28 S6 BAS=[YR=2020] W13 D3 L3 S50									
FGR=[YR=2020] S20 E22 N1 FOP=[YR=2020] E22 N5 W14 N4 W6 S4									
W2 S5\$ N5 E2 N11 W2 N3 W22\$ E22 S3 E2 S7 E6 S4 E14 N54									
STP=[YR=2020] B5 N5 W5 S5\$ FSP=[YR=2020] N10 W19 S10 E19\$									
W19 N10 W6 U3 L3 \$ D3 R3 E25 N9\$.									

LAND DESCRIPTION										TOTAL OB/XF										20,140				
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	000133	C	SFR LAKE	100		PUD	0.00	0.00	1.00	LT		1.00	1.00	1.00	135,000.00	135,000.00	135,000							