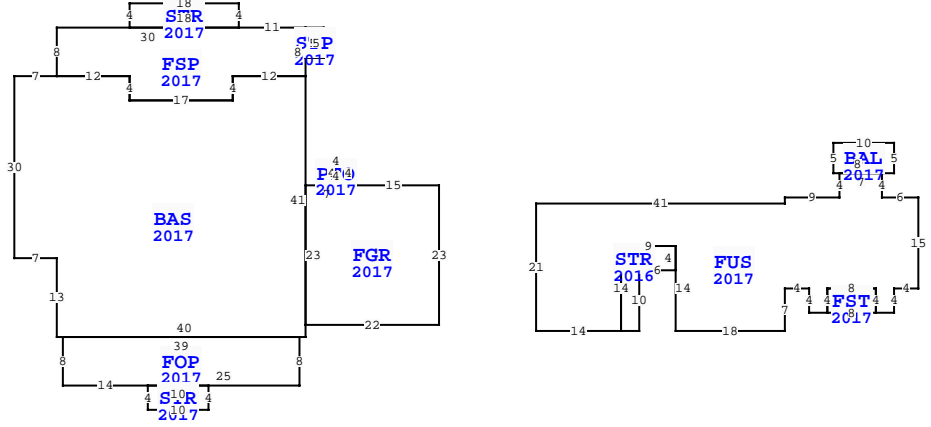




ELEMENT	CD	BUILDING CHARACTERISTICS CONSTRUCTION
Exterior Wall	31	HARDIE BRD 100
Roof Structur	08	IRREGULAR 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	12	HARDWOOD 60
Interior Floo	14	CARPET 40
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms	4	100
Bathrooms	3.5	100
Frame	02	WOOD FRAME 100
Stories	2.	2. 100
Units	0	100
Occupancy	00	NONE 100

MARKET ADJUSTMENTS														
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND			
0500	01	3,599	117.9900	168.14	605,136	2017	2017	0	0	0	2.00	98.00		
1 SFR CUST - 100% - 2018 Heated Area: 3022 HX Base Yr 2018														



Quality	06	Quality Level 06		
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	SUBAREA MARKET VALUE
BAL	50	15	8	1,318
BAS	1,905	100	1,905	313,901
FGR	506	55	278	45,808
FOP	312	30	94	15,489
FSP	396	40	158	26,035
FST	32	55	18	2,966
FUS	1,117	100	1,117	184,056
PTO	16	5	1	165
STP	15	10	2	329
STR	66	10	7	1,153
TOTALS	4,527		3,599	593,033

** This building has 12 Sub-Areas
96141 SOAP CREEK DR, FERNANDINA BEACH

BLD DATE		LGL DATE	
XF DATE		LAND DATE	06/07/2023
INC DATE		AG DATE	MLU

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	0504	FP-ELECTRI	0	100	0	0	1.00	UT	2,000.00	2,000.00	100	2017	2017	3	98	1,960	
2	0811	CONCRETE B	0	100	0	0	1,337.00	SF	5.20	5.20	100	2017	2017	3	97	6,744	
3	0825	BRICK	0	100	0	0	358.00	SF	12.50	12.50	100	2017	2017	3	99	4,430	
4	0855	CONC PAVER	0	100	17	17	289.00	SF	10.00	10.00	100	2017	2017	3	97	2,803	
5	0462	ST/AL FNC	0	100	168	0	672.00	SF	10.00	10.00	100	2017	2017	3	87	5,846	
6	0463	FENCE GATE	0	100	0	0	2.00	UT	300.00	300.00	100	2017	2017	3	94	564	

TOTAL OB/XF 22,347

L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPTH 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							

NASSAU COUNTY PROPERTY				PAGE 1 of 1	4
VALUATION SUMMARY					
VALUATION BY			STANDARD		
Tax Group: 4		Tax Dist:			
BUILDING MARKET VALUE 593,033					
TOTAL MARKET OB/XF VALUE 22,347					
TOTAL LAND VALUE - MARKET 135,000					
TOTAL MARKET VALUE 750,380					
SOH/AGL Deduction 325,278					
ASSESSED VALUE 425,102					
TOTAL EXEMPTION VALUE HX HB 50,000					
BASE TAXABLE VALUE 375,102					
TOTAL JUST VALUE 750,380					
NCON VALUE 0					
INCOME VALUE					
PREVIOUS YEAR MKT VALUE 611,997					

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B1531094	NEW CONSTR	396,514	09/01/2015

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2644/18	5/25/2023	WD	Q	I	01	1,075,000
GRANTOR: PANDE LORRIE JANE						
GRANTEE: DIJON ALAIN MARIE &						
1934/0729	8/26/2014	WD	Q	I	01	115,000
GRANTOR: OB ISLANDS LLC						
GRANTEE: PANDE LORRIE JANE						

BUILDING NOTES	

BUILDING DIMENSIONS	
STP=[YR=2017] W3 FSP=[YR=2017] W11 STR=[YR=2017] N4 W18 S4 E18\$ W30 S8 BAS=[YR=2017] W7 S30 E7 S13 E1 FOP=[YR=2017] S8 E14 STR=[YR=2017] S4 E10 N4 W10\$ E25 N8 W39\$ E40 N2 FGR=[YR=2017] E22 N23 W15 PTO=[YR=2017] N4 W4 S4 E4\$ W7 S23\$ N41 W12 S4 W17 N4 W12\$ E12 S4 E17 N4 E12 N8\$ S5 E3 N5\$ PTR=S50 E35 FUS=[YR=2017] E14 STR=[YR=2016] E3 N10 E6 N4 W9 S14\$ N14 E9 S14 E18 N7 E4 S4 E3 FST=[YR=2017] E8 N4 W8 S4\$ N4 E8 S4 E3 N4 E4 N15 W6 N4 BAL=[YR=2017] E2 N5 W10 S5 E8\$ W7 S4 W9 S1 W41 S21\$ W35 N50\$.	