

LOT 1
IN OR 1343/1670
WOODLAND OAKS PB 6/302

TRIBOU THOMAS R JR & AMANDA D
96020 THERON COURT
FERNANDINA BEACH, FL 32034

2023

46-3N-28-6350-0001-0000



BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	10	ABOVE AVG 90
Exterior Wall	20	FACE BRICK 10
Roof Structure	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floor	12	HARDWOOD 70
Interior Floor	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	2.	2. 100
Units		0 100
Occupancy	00	NONE 100

Quality	04	Quality Level 04
DOR CODE	0100	SINGLE FAMILY
MAP NUM		MKT AREA 04
NEIGHBORHOOD/LOC	4020.00	

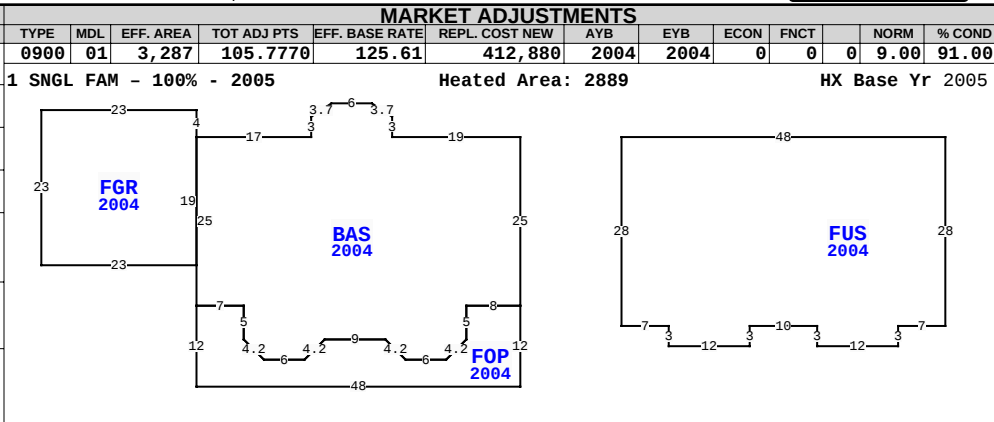
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,473	100	1,473	168,372
FGR	529	55	291	33,263
FOP	357	30	107	12,230
FUS	1,416	100	1,416	161,856

TOTALS	3,775	3,287	375,721
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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
3	0855	CONC PAVER	0 100	0	0	1,866.00	SF	10.00	10.00
4	0855	CONC PAVER	0 100	0	0	259.00	SF	10.00	10.00
5	0855	CONC PAVER	0 100	24	4	96.00	SF	10.00	10.00
6	0825	BRICK	0 100	8	2	16.00	SF	12.50	12.50
7	0855	CONC PAVER	0 100	0	0	764.00	SF	10.00	10.00
8	0855	CONC PAVER	0 100	0	0	292.00	SF	15.00	15.00

LAND DESCRIPTION									
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS
1	000100	C	SFR	100	0006	RS-1	0.00	0.00	1.00

REVIEW DATE 05/11/2018 BY KWX



96020 THERON CT, FERNANDINA BEACH

BLD DATE	10/07/2013	KK	LGL DATE	
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	2004	2004	3	89	3,115	
3	0855	CONC PAVER	0 100	0	0	1,866.00	SF	10.00	10.00	100	2013	2013	3	95	17,727	
4	0855	CONC PAVER	0 100	0	0	259.00	SF	10.00	10.00	100	2013	2013	3	95	2,461	
5	0855	CONC PAVER	0 100	24	4	96.00	SF	10.00	10.00	100	2013	2013	3	95	912	
6	0825	BRICK	0 100	8	2	16.00	SF	12.50	12.50	100	2010	2010	3	98	196	
7	0855	CONC PAVER	0 100	0	0	764.00	SF	10.00	10.00	100	2013	2013	3	95	7,258	
8	0855	CONC PAVER	0 100	0	0	292.00	SF	15.00	15.00	100	2013	2013	3	95	4,161	

TOTAL OB/XF										35,830									
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	000100	C	SFR	100	0006	RS-1	0.00	0.00	1.00	LT		1.00	1.00	1.00	80,000.00	80,000.00	80,000		

Total Acres: 0.00 Total Land Value: 80,000 Market: 0 Agricultural: 0 Common: 80,000

NASSAU COUNTY PROPERTY										PAGE 1 of 1									
VALUATION SUMMARY										4									
VALUATION BY										STANDARD									
Tax Group: 4										Tax Dist:									
BUILDING MARKET VALUE										375,721									
TOTAL MARKET OB/XF VALUE										35,830									
TOTAL LAND VALUE - MARKET										80,000									
TOTAL MARKET VALUE										491,551									
SOH/AGL Deduction										239,893									
ASSESSED VALUE										251,658									
TOTAL EXEMPTION VALUE										50,000									
BASE TAXABLE VALUE										201,658									
TOTAL JUST VALUE										491,551									
NCON VALUE										0									
INCOME VALUE																			
PREVIOUS YEAR MKT VALUE										385,856									

PERMIT NUM	DESCRIPTION	AMT	ISSUED
M2003904	H/AC	0	05/01/2020
B0311396	NEW CONSTR	256,000	07/01/2003

SALES DATA							
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE	
1343/1670	8/22/2005	QC	U	I	06	99,100	
GRANTOR: HENDRIX AMANDA D & SY							
GRANTEE: TRIBOU THOMAS R JR							
1139/0515	5/22/2003	WD	Q	V		44,000	
GRANTOR: CLAXTON EDWARD & CHRI							
GRANTEE: HENDRIX AMANDA D &							

BUILDING NOTES									
BUILDING DIMENSIONS									
BAS=[YR=2004] W19 N3 U2 L3 W6 D2 L3 S3 W17 FGR=[YR=2004] N4 W23 S23 E23 N19\$ S25 FOP=[YR=2004] S12 E48 N12 W8 S5 D3 L3 W6 U3 L3 W9 D3 L3 W6 U3 L3 N5 W7\$ E7 S5 D3 R3 E6 U3 R3 E9 D3 R3 E6 U3 R3 N5 E8 N25\$ PTR=E15 FUS=[YR=2004] E48 S28 W7 S3 W12 N3 W10 S3 W12 N3 W7 N28\$ W15\$.									

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	000100	C	SFR	100	0006	RS-1	0.00	0.00	1.00	LT		1.00	1.00	1.00	80,000.00	80,000.00	80,000		

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