



BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	16	WD FR STUC 100
Roof Structure	08	IRREGULAR 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		3 100
Bathrooms		2 100
Frame	02	WOOD FRAME 100
Stories	1.5	1.5 100
Units		0 100
Occupancy	00	NONE 100

Quality	05	Quality Level 05
DOR CODE	0100	SINGLE FAMILY
MAP NUM		MKT AREA 04

NEIGHBORHOOD/LOC 4020.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	2,462	100	2,462	304,140
FGR	783	55	431	53,243
FOP	72	30	22	2,718
FOP	479	30	144	17,789
FUS	504	100	504	62,261

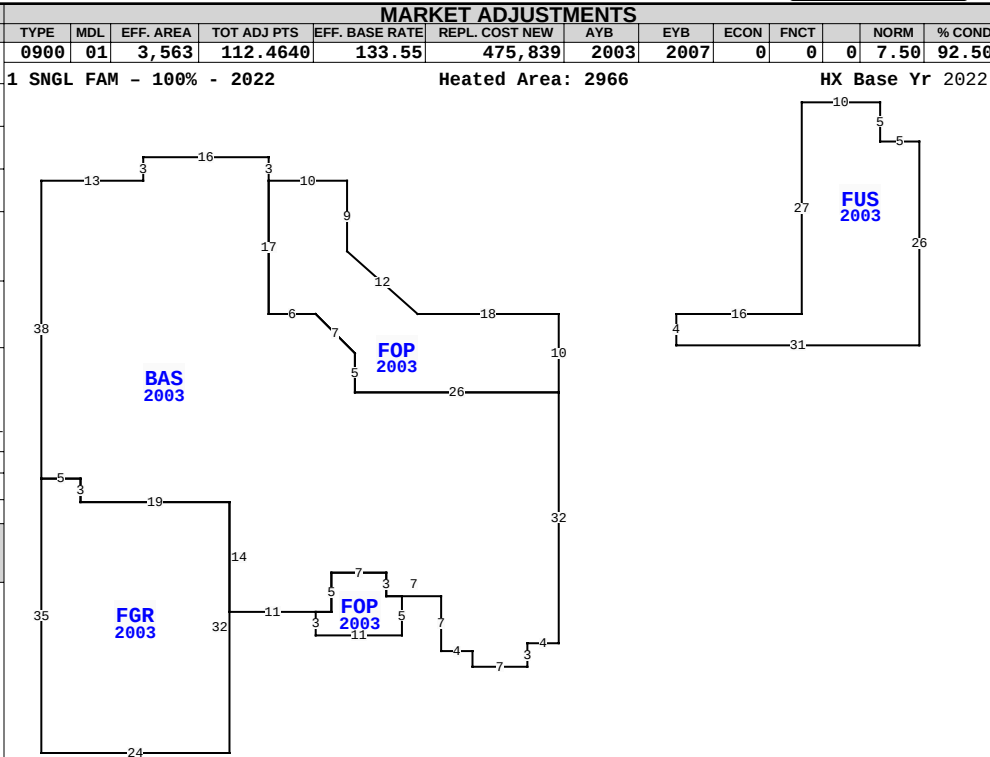
TOTALS 4,300 3,563 440,151

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	0812	CONCRETE C	0	100	0	0	1,910.00	SF	4.00	4.00	100	2003	2003	3	84	6,418	
2	0855	CONC PAVER	0	100	37	3	111.00	SF	7.00	7.00	100	2003	2003	3	84	653	
3	0855	CONC PAVER	0	100	8	3	24.00	SF	10.00	10.00	100	2003	2003	3	84	202	
4	0911	SCRN RM A	0	100	0	0	779.00	SF	17.50	17.50	100	2015	2015	3	74	10,088	
5	0835	QUARY TILE	0	100	0	0	294.00	SF	10.00	10.00	100	2003	2003	3	84	2,470	
6	0600	SUMMER KIT	0	100	0	0	1.00	UT	5,000.00	5,000.00	100	2003	2003	3	22	1,100	
7	0861	POOL GUNIT	0	100	0	0	280.00	SF	85.00	85.00	100	2015	2015	3	81	19,278	
8	0855	CONC PAVER	0	100	0	0	188.00	SF	10.00	10.00	100	2015	2015	3	96	1,805	
9	0871	POOL HTR R	0	100	0	0	1.00	UT	2,000.00	2,000.00	100	2015	2015	3	74	1,480	

LAND DESCRIPTION

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	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							



96137 THERON CT, FERNANDINA BEACH

BLD DATE
XF DATE
INC DATE

LGL DATE
LAND DATE
AG DATE

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
0900	01	3,563	112.4640	133.55	475,839	2003	2007	0	0	7.50	92.50

1 SNGL FAM - 100% - 2022

Heated Area: 2966

HX Base Yr 2022

NASSAU COUNTY PROPERTY

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VALUATION SUMMARY		STANDARD
VALUATION BY		
Tax Group: 4	Tax Dist:	
BUILDING MARKET VALUE		440,151
TOTAL MARKET OB/XF VALUE		43,494
TOTAL LAND VALUE - MARKET		80,000
TOTAL MARKET VALUE		563,645
SOH/AGL Deduction		106,549
ASSESSED VALUE		457,096
TOTAL EXEMPTION VALUE	HX HB	50,000
BASE TAXABLE VALUE		407,096
TOTAL JUST VALUE		563,645
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		443,783

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B1531479	SCRNROOM	7,000	11/01/2015
B1531111	SWIM POOL	28,000	09/01/2015

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2505/1408	10/06/2021	WD	Q	I	01	650,000

GRANTOR: LINKOUS SCOTT WAYNE

GRANTEE: PYLE DONALD N II &

2465/1194	2/18/2021	QC	U	I	11	100
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GRANTOR: LINKOUS MICHELLE LEIG

GRANTEE: LINKOUS SCOTT WAYNE

BUILDING NOTES

BUILDING DIMENSIONS

FOP=[YR=2003] W18 U8 L9 N9W10 BAS=[YR=2003] N3W16 S3 W13 S38 FGR=[YR=2003] S35 E24 N32 W19 N3 W5\$ E5 S3 E19 S14 E11 FOP=[YR=2003] S3 E11 N5 W2 N3 W7 S5 W2\$ E2 N5 E7 S3 E7 S7 E4 S2 E7 N3 E4 N32 W26 N5 L5 U5 W6 N17\$ S17 E6 D5 R5 S5 E26 N10\$ PTR=E15 FUS=[YR=2003] E16 N27 E10 S5 E5 S26 W31 N4\$ W15\$.