LOT 2
IN OR 2498/1
CHELSEA SUB PB 3/5 ABANDONED

WINKLER BRIAN D & KIMBERLY A
8120 ERIKA DR
MANASSAS, VA 20112

2024

00-00-30-0180-0002-0000

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	12	CEDAR 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 80
Interior Floo	08	SHT VINYL 20
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		4 100
Bathrooms		3 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100
BUD8 Adjustme	05	DIST 1A 100
Occupancy	00	NONE 100
Quality	05	Quality Level 05

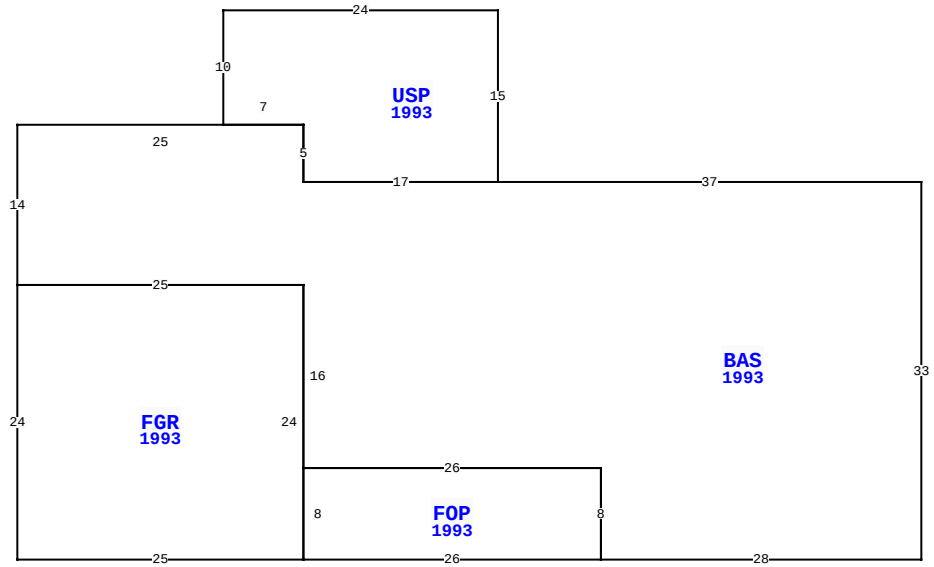
DOR CODE 0100 SINGLE FAMILY
MAP NUM
MKT AREA 03
NEIGHBORHOOD/LOC 3027.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,924	100	1,924	183,537
FGR	600	55	330	31,480
FOP	208	30	62	5,915
USP	325	30	98	9,348
TOTALS	3,057		2,414	230,281

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	2,414	123.9700	117.77	284,297	1980	1985	0	0	0	19.00	81.00

1 SINGLE FAM – 0% - 0 Heated Area: 1924 HX Base Yr



96965 BUCCANEER TRL, FERNANDINA BEACH

BLD DATE		LGL DATE	
XF DATE		LAND DATE	03/26/2024 MLU
INC DATE		AG DATE	

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 8	Tax Dist:
BUILDING MARKET VALUE	230,281
TOTAL MARKET OB/XF VALUE	3,937
TOTAL LAND VALUE - MARKET	300,000
TOTAL MARKET VALUE	534,218
SOH/AGL Deduction	41,286
ASSESSED VALUE	492,932
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	492,932
TOTAL JUST VALUE	534,218
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	448,120

PERMIT NUM	DESCRIPTION	AMT	ISSUED
6571	REMODEL	1,950	12/21/1992

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U /	V I /	RSN CD	SALE PRICE
2498/0001	8/17/2021	WD	Q	I	01	450,000
GRANTOR: LACOSS TERRY L						
GRANTEE: WINKLER BRIAN D & K						
0438/0532	11/01/1984	WD	Q	I		77,500
GRANTOR:						
GRANTEE:						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1993] W37 USP=[YR=1993] N15 W24 S10 E7 S5 E17$ W17 N5 W25 S14 FGR=[YR=1993] S24 E25 FOP=[YR=1993] E26 N8 W26 S8$ N24 W25$ E25 S16 E26 S8 E28 N33$.

EXTRA FEATURES

LN	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	0	0	0	1.00	UT	2,000.00	2,000.00	100	1980	1980	3	46.5	930	
2	0812	CONCRETE C	0	0	0	0	1,613.00	SF	4.00	4.00	100	1980	1980	3	32.5	2,097	
3	0680	POLE SHED	0	0	14	30	420.00	SF	10.00	10.00	100	1986	1986	3	20	840	
4	0810	CONCRETE A	0	0	11	3	33.00	SF	6.50	6.50	100	1980	1980	3	32.5	70	

LAND DESCRIPTION

TOTAL OB/XF 3,937

LN	USE CODE	CLS	LAND USE DESCRIPTION	CAP	RD	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	DT	DPTH 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	0		RSF-1	0.00	0.00	1.00	LT		1.00	1.00	1.00	300,000.00	300,000.00	300,000							

REVIEW DATE 01/31/2024 BY KBA Total Acres: 0.00 Total Land Value: 300,000 Market: 0 Agricultural: 0 Common: 300,000 PRINTED 08/06/2024 BY SYS