LOT 10
IN OR 1327/1460
OAK CREST #2 PB5/204

MUDD FRANCIS J & TABITHA J
2042 NEPTUNE CT
FERNANDINA BEACH, FL 32034

2024

00-00-30-0411-0010-0000

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	10	ABOVE AVG 100
Roof Structur	03	GABLE/HIP 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		4 100
Bathrooms		3 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100
Occupancy	00	NONE 100
Quality	06	Quality Level 06

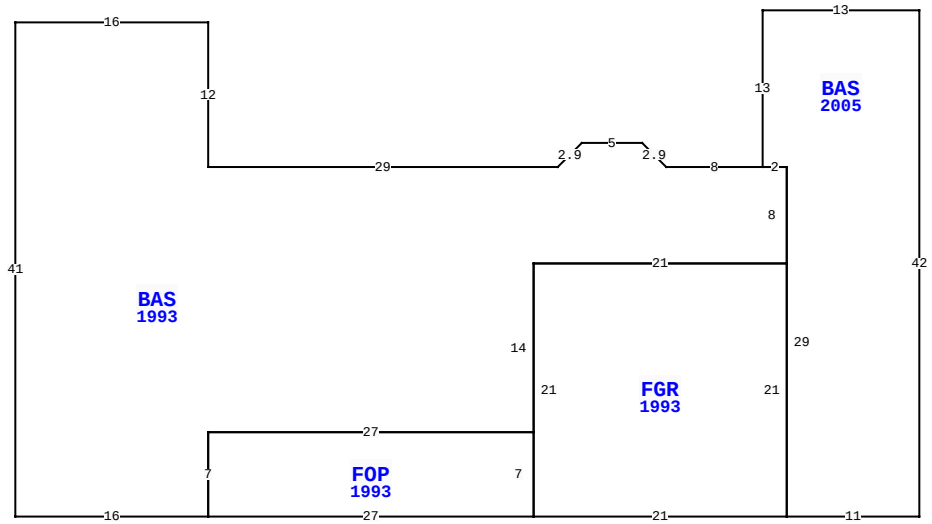
DOR CODE 0100 SINGLE FAMILY
MAP NUM | MKT AREA 02
NEIGHBORHOOD/LOC 2008.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,432	100	1,432	211,319
BAS	488	100	488	72,014
FGR	441	55	243	35,859
FOP	189	30	57	8,411
TOTALS	2,550		2,220	327,603

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0900	01	2,220	136.4797	170.60	378,732	1989	1995	0	0	0	13.50	86.50

1 SNGL FAM – 100% - 2006 Heated Area: 1920 HX Base Yr 2006



2042 NEPTUNE CT, FERNANDINA BEACH

BLD DATE		LGL DATE	
XF DATE		LAND DATE	04/03/2024 MLU
INC DATE		AG DATE	

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 8	Tax Dist:	
BUILDING MARKET VALUE		327,603
TOTAL MARKET OB/XF VALUE		19,136
TOTAL LAND VALUE - MARKET		150,000
TOTAL MARKET VALUE		496,739
SOH/AGL Deduction		294,208
ASSESSED VALUE		202,531
TOTAL EXEMPTION VALUE	HX HB	50,000
BASE TAXABLE VALUE		152,531
TOTAL JUST VALUE		496,739
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		447,590

PERMIT NUM	DESCRIPTION	AMT	ISSUED
5535	SWIM POOL	6,600	02/15/1989
5699	NEW CONSTR	1,800	02/08/1989
2907	H/AC	2,400	02/08/1989
5427	NEW CONSTR	48,380	01/12/1989

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1327/1460	6/22/2005	WD	Q	I		299,900
GRANTOR: LOMBARDI GERARD						
GRANTEE: MUDD FRANCIS J & TA						
0565/0963	3/21/1989	WD	Q	V		20,000
GRANTOR: MIDLAND PROPERTIES						
GRANTEE: LOMBARDI GERARD & D						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2005] W13 S13 BAS=[YR=1993] W8 U2 L2 W5 L2 D2 W29 N12 W16 S41 E16 FOP=[YR=1993] E27 FGR=[YR=1993] E21 N21 W21 S21 $ N7 W27 S7 $N7 E27 N14 E21 N8 W2 $ E2 S29 E11 N42$.

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	0861	POOL GUNIT	0	100	12	24	288.00	SF	85.00	85.00	100	1989	1989	3	20	4,896	
2	0940	SHEDS/PORT	0	100	8	12	96.00	SF	30.00	30.00	100	1989	1989	3	20	576	
3	0845	KOOL DECK	0	100	0	0	654.00	SF	7.25	7.25	100	1989	1989	3	57	2,703	
4	0810	CONCRETE A	0	100	45	16	720.00	SF	6.50	6.50	100	1989	1989	3	57	2,668	
5	0810	CONCRETE A	0	100	0	0	234.00	SF	6.50	6.50	100	1989	1989	3	57	867	
6	0755	FSP	0	100	0	0	258.00	SF	20.00	20.00	100	1989	1989	3	20	1,032	
7	0810	CONCRETE A	0	100	43	16	688.00	SF	6.50	6.50	100	2005	2005	3	86	3,846	
8	0810	CONCRETE A	0	100	0	0	268.00	SF	6.50	6.50	100	2005	2005	3	86	1,498	
9	0940	SHEDS/PORT	0	100	10	8	80.00	SF	30.00	30.00	100	2005	2005	3	24	576	
10	1243	WD DECK F	0	100	4	5	20.00	SF	8.00	8.00	100	2005	2005	3	24	38	

TOTAL OB/XF 18,700

LAND DESCRIPTION

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	100		RG-1	0.00	0.00	1.00	LT		1.00	1.00	1.00	150,000.00	150,000.00	150,000							

REVIEW DATE 01/31/2024 BY KBA Total Acres: 0.00 Total Land Value: 150,000 Market: 0 Agricultural: 0 Common: 150,000 PRINTED 08/06/2024 BY SYS

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2024

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NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION

DOR CODE	0100	SINGLE FAMILY	
MAP NUM		MKT AREA	02
NEIGHBORHOOD/LOC	2008.00		

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
TOTALS				

MARKET ADJUSTMENTS

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BUILDING NOTES

BUILDING DIMENSIONS

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
11	0479	VF PICKET	0	100	0	0	66.00	LF	10.00	10.00	100	2005	2005	3	66	436	

LAND DESCRIPTION

TOTAL OB/XF 436

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

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