LOT 30
OAK CREST #2 PB5/204

DOTSON JERRY R & KAREN L L/E/
2057 NEPTUNE CT
FERNANDINA BEACH, FL 32034

2024

00-00-30-0411-0030-0000

BUILDING CHARACTERISTICS

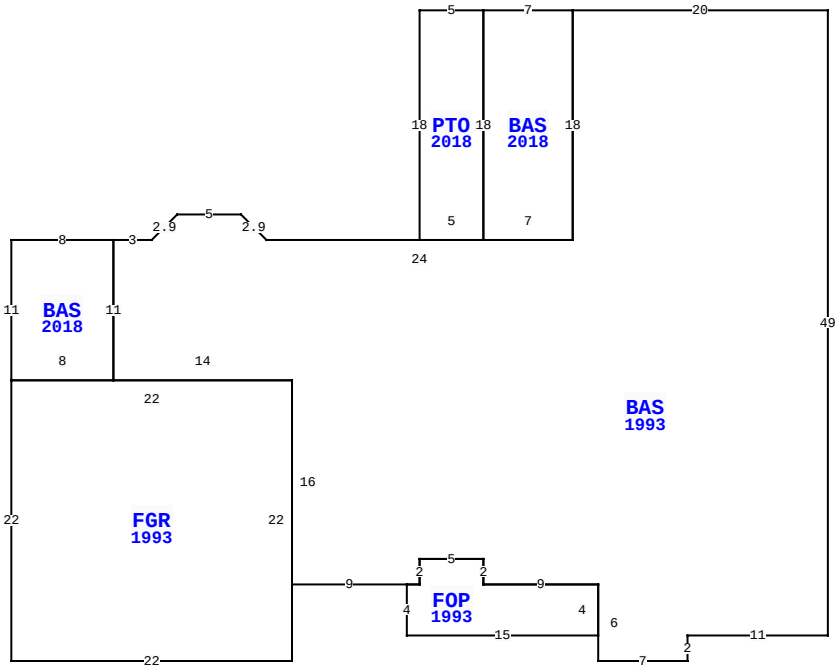
ELEMENT	CD	CONSTRUCTION
Exterior Wall	05	AVERAGE 80
Exterior Wall	20	FACE BRICK 20
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 80
Interior Floo	11	CLAY TILE 20
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	02	WOOD FRAME 100
Stories	1.	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	1,738	100	1,738	231,940
BAS	88	100	88	11,744
BAS	126	100	126	16,815
FGR	484	55	266	35,498
FOP	70	30	21	2,802
PTO	90	5	4	534
TOTALS	2,596		2,243	299,333

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0900	01	2,243	121.9414	152.43	341,900	1989	2000	0	0	0	12.45	87.55

1 SNGL FAM – 100% - 2019 Heated Area: 1952 HX Base Yr 2019



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

2057 NEPTUNE CT, FERNANDINA BEACH

NASSAU COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 8	Tax Dist:	
BUILDING MARKET VALUE		318,192
TOTAL MARKET OB/XF VALUE		45,252
TOTAL LAND VALUE - MARKET		150,000
TOTAL MARKET VALUE		513,444
SOH/AGL Deduction		275,760
ASSESSED VALUE		237,684
TOTAL EXEMPTION VALUE	HX HB	50,000
BASE TAXABLE VALUE		187,684
TOTAL JUST VALUE		513,444
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		466,843

PERMIT NUM	DESCRIPTION	AMT	ISSUED
17011388	SWIM POOL	30,000	12/20/2017
B1710434	ADDITION	45,193	11/22/2017
2885	H/AC	2,000	01/19/1989
5649	NEW CONSTR	2,000	01/19/1989
5369	NEW CONSTR	62,851	12/12/1988

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2583/1750	8/09/2022	QC	U	I	11	100
GRANTOR: DOTSON KAREN L						
GRANTEE: DOTSON JERRY R & KA						
2583/1754	6/29/2022	LE	U	I	11	100
GRANTOR: DOTSON JERRY R & KARE						
GRANTEE: DOTSON CASEY ALLEN						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1993] W20 BAS=[YR=2018] W7 PTO=[YR=2018] W5 S18 E5 N18$ S18 E7 N18$ S18 W24 U2 L2 W5 D2 L2 W3 BAS=[YR=2018] W8 S11 FGR=[YR=1993] S22 E22 N22 W22$ E8 N11$ S11 E14 S16 E9 FOP=[YR=1993] S4E15 N4 W9 N2 W5 S2 W1 $ E1 N2 E5 S2 E9 S6 E7 N2 E11 N49 $.

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	0812	CONCRETE C	0	100	0	0	624.00	SF	4.00	4.00	100	1989	1989	3	57	1,423	
2	0500	FP-PRE FAB	0	100	0	0	1.00	UT	3,500.00	3,500.00	100	1989	1989	3	66	2,310	
3	0861	POOL GUNIT	0	100	0	0	456.00	SF	85.00	85.00	100	2018	2018	3	87	33,721	
4	0845	KOOL DECK	0	100	0	0	624.00	SF	7.25	7.25	100	2018	2018	3	97	4,388	
5	0811	CONCRETE B	0	100	0	0	676.00	SF	5.20	5.20	100	2018	2018	3	97	3,410	

LAND DESCRIPTION

TOTAL OB/XF 45,252

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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NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	05	AVERAGE 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	01	MINIMUM 100
Interior Floo	03	CONC FINSH 100
Air Condition	01	NONE 100
Heating Type	01	NONE 100
Bedrooms		0 100
Bathrooms		0 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100
Occupancy	00	NONE 100
Quality	06	Quality Level 06

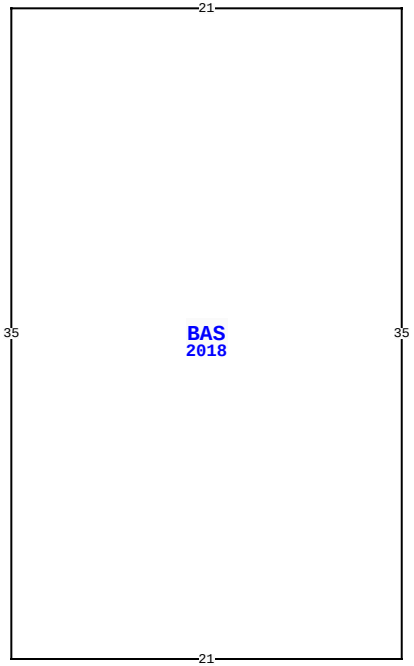
DOR CODE	0100	SINGLE FAMILY	
MAP NUM		MKT AREA	02
NEIGHBORHOOD/LOC	2008.00		

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	735	100	735	18,859
TOTALS	735		735	18,859

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
6500	01	735	77.1650	27.01	19,852	2018	2018	0	0	0	5.00	95.00

2 GARAGE RES – 100% - 2019 Heated Area: 735 HX Base Yr 2019



2057 NEPTUNE CT, FERNANDINA BEACH

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GRANTEE: DOTSON CASEY ALLEN						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2018] W21 S35 E21 N35$.

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

LAND DESCRIPTION

TOTAL OB/XF 0

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

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