



BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	05	AVERAGE 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floop	12	HARDWOOD 100
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
BUD8 Adjustme	05	DIST 1A 100
Occupancy	00	NONE 100

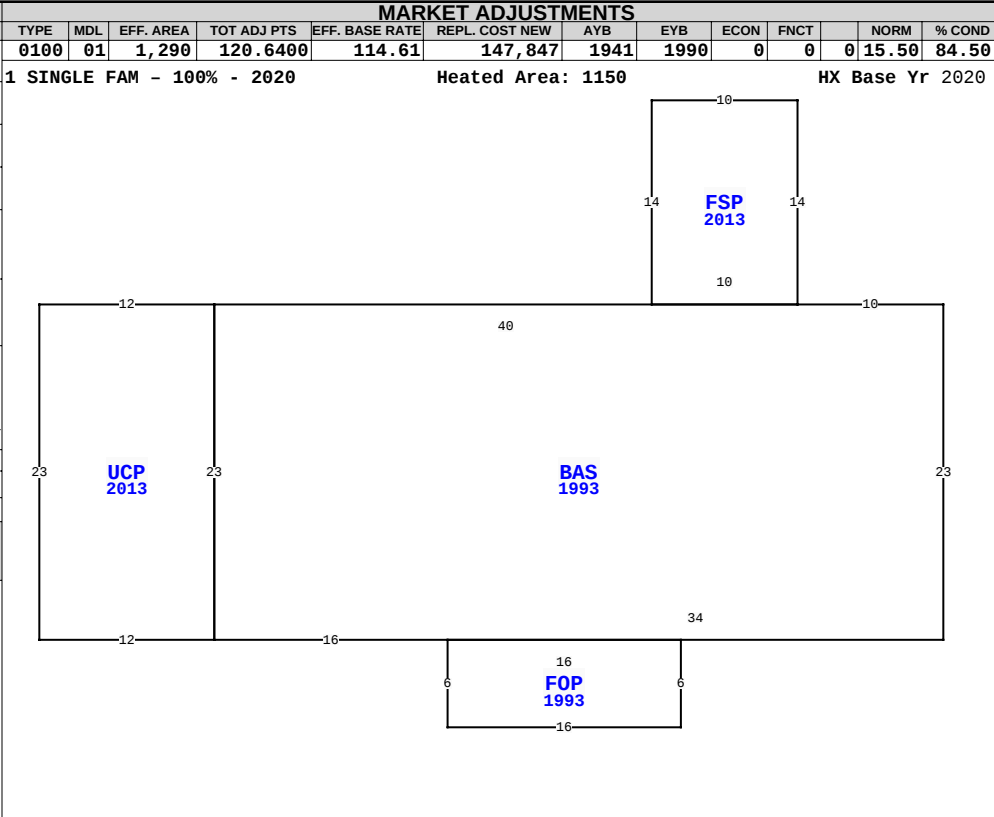
Quality	03	Quality Level 03
DOR CODE	0100	SINGLE FAMILY
MAP NUM		MKT AREA 02
NEIGHBORHOOD/LOC	2018.00	

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,150	100	1,150	111,373
FOP	96	30	29	2,809
FSP	140	40	56	5,423
UCP	276	20	55	5,327

TOTALS	1,662		1,290	124,931
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EXTRA FEATURES									
L N	OB/XF CODE	DESCRIPTION	BLD CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE
1	0810	CONCRETE A	0 100	4	34	136.00	SF	6.50	6.50
2	0819	CONC 12"	0 100	3	4	12.00	SF	9.50	9.50
3	0940	SHEDS/PORT	0 100	8	6	48.00	SF	30.00	30.00
4	1242	WD DECK A	0 100	0	0	178.00	SF	10.00	10.00
5	1242	WD DECK A	0 100	8	8	64.00	SF	10.00	10.00
6	0858	SCULP CONC	0 100	0	0	54.00	SF	13.00	13.00
7	0825	BRICK	0 100	16	3	48.00	SF	12.50	12.50
8	0940	SHEDS/PORT	0 100	14	10	140.00	SF	30.00	30.00

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		RSF	2100.00	100.00	100.00



768 WAX WING LN, FERNANDINA BEACH	BLD DATE	LGL DATE	04/11/2024	MLU
	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	0810	CONCRETE A	0 100	4	34	136.00	SF	6.50	6.50	100	1972	1972	3	23	203	
2	0819	CONC 12"	0 100	3	4	12.00	SF	9.50	9.50	100	1972	1972	3	23	26	
3	0940	SHEDS/PORT	0 100	8	6	48.00	SF	30.00	30.00	100	1985	1985	3	20	288	
4	1242	WD DECK A	0 100	0	0	178.00	SF	10.00	10.00	100	1995	1995	3	20	356	
5	1242	WD DECK A	0 100	8	8	64.00	SF	10.00	10.00	100	2000	2000	3	20	128	
6	0858	SCULP CONC	0 100	0	0	54.00	SF	13.00	13.00	100	2000	2000	3	94	660	
7	0825	BRICK	0 100	16	3	48.00	SF	12.50	12.50	100	2000	2000	3	94	564	
8	0940	SHEDS/PORT	0 100	14	10	140.00	SF	30.00	30.00	100	2000	2000	3	20	840	

TOTAL OB/XF										3,065						
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
1	000100	C	SFR	100		RSF	2100.00	100.00	100.00	FF		1.00	1.00	1.00	1,300.00	1,300.00

NASSAU COUNTY PROPERTY										PAGE 1 of 1		8
VALUATION SUMMARY										STANDARD		
VALUATION BY										Tax Group: 8		
BUILDING MARKET VALUE										Tax Dist:		
TOTAL MARKET OB/XF VALUE										124,931		
TOTAL LAND VALUE - MARKET										3,065		
TOTAL MARKET VALUE										130,000		
SOH/AGL Deduction										257,996		
ASSESSED VALUE										100,202		
TOTAL EXEMPTION VALUE										157,794		
BASE TAXABLE VALUE										HX HB		
TOTAL JUST VALUE										50,000		
NCON VALUE										107,794		
INCOME VALUE										257,996		
PREVIOUS YEAR MKT VALUE										0		

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA							
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE	
2298/1539	8/16/2019	WD	Q	I	01	199,000	
GRANTOR: BOATRIGHT CURTIS J &							
GRANTEE: YORK BRITTAIN C & N							
0884/0797	5/24/1999	WD	Q	I		65,500	
GRANTOR: DURRANCE KENNETH F JR							
GRANTEE: BOATRIGHT CURTIS J							

BUILDING NOTES									

BUILDING DIMENSIONS									
BAS=[YR=1993] W10 FSP=[YR=2013] N14 W10 S14 E10\$ W40									
UCP=[YR=2013] W12 S23 E12 N23\$ S23 E16 FOP=[YR=1993] S6 E16									
N6 W16\$ E34 N23\$.									