

LOTS 10 & 11
IN OR 2320/1628
VIEW ESMT PT OR 719/1079

DUBYAK MICHAEL E & DENISE N
8200 RESIDENCE CT
FERNANDINA BEACH, FL 32034

2024

00-00-30-0546-0010-0000



BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	17	CB STUCCO 100
Roof Structur	04	WOOD TRUSS 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floop	11	CLAY TILE 100
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms	4	4 100
Bathrooms	4.5	4.5 100
Frame	04	REIN CONC 100
Stories	3.	3. 100
Units		0 100

Quality	06	Quality Level 06
DOR CODE	0100	SINGLE FAMILY
MAP NUM		MKT AREA
		10

NEIGHBORHOOD/LOC	10003.00
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AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAL	12	15	2	1,320
BAS	1,695	100	1,695	1,118,118
FGR	1,019	55	560	369,408
FOP	111	30	33	21,769
FOP	448	30	134	88,394
FOP	448	30	134	88,394
FST	36	55	20	13,193
FST	36	55	20	13,193
FUS	1,865	100	1,865	1,230,260
FUS	2,556	100	2,556	1,686,083
TOTALS	8,772		7,456	4,918,401

EXTRA FEATURES		
L N	OB/XF CODE	DESCRIPTION

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	0409	ELEVATOR R	0	100	0	0		1.00	UT 13,260.00	100	2021	2021	3	100	13,260	
2	0855	CONC PAVER	0	100	0	0		3,406.00	SF 10.00	100	2021	2021	3	99	33,719	
3	1244	WD DECK EX	0	100	0	0		2,352.00	SF 18.50	100	2021	2021	3	95	41,336	
4	0861	POOL GUNIT	0	100	0	0		576.00	SF 85.00	100	2021	2021	3	95	46,512	
5	0877	JACUZZI	0	100	0	0		1.00	UT 1,000.00	100	2021	2021	3	93	930	
6	0500	FP-PRE FAB	0	100	0	0		2.00	UT 3,500.00	100	2021	2021	3	99	6,930	

LAND DESCRIPTION		
L N	USE CODE	CLS
1	000120	C

MARKET ADJUSTMENTS																							
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND												
0500	22	7,456	444.2145	666.32	4,968,082	2021	2021	0	0	0	99.00												
1 SFR CUST - 100% - 2022																							
Heated Area: 6553																							
HX Base Yr 2022																							
** This building has 11 Sub-Areas																							
8200 RESIDENCE CT, FERNANDINA BEACH																							
<table><tr><td>BLD DATE</td><td></td><td>LGL DATE</td><td></td></tr><tr><td>XF DATE</td><td></td><td>LAND DATE</td><td>04/10/2024</td></tr><tr><td>INC DATE</td><td></td><td>AG DATE</td><td>MLU</td></tr></table>												BLD DATE		LGL DATE		XF DATE		LAND DATE	04/10/2024	INC DATE		AG DATE	MLU
BLD DATE		LGL DATE																					
XF DATE		LAND DATE	04/10/2024																				
INC DATE		AG DATE	MLU																				

TOTAL OB/XF 142,687															
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
1	000120	C	SFR OCN FT	100		PUD	0.00	0.00	2.00	LT		1.00	1.00	1.00	1,250,000.00

NASSAU COUNTY PROPERTY		PAGE 1 of 1	5
VALUATION SUMMARY			
VALUATION BY		STANDARD	
Tax Group: 5		Tax Dist:	
BUILDING MARKET VALUE		4,918,401	
TOTAL MARKET OB/XF VALUE		142,687	
TOTAL LAND VALUE - MARKET		2,500,000	
TOTAL MARKET VALUE		7,561,088	
SOH/AGL Deduction		1,747,465	
ASSESSED VALUE		5,813,623	
TOTAL EXEMPTION VALUE		HX HB	50,000
BASE TAXABLE VALUE		5,763,623	
TOTAL JUST VALUE		7,561,088	
NCON VALUE		0	
INCOME VALUE			
PREVIOUS YEAR MKT VALUE		7,242,037	

PERMIT NUM	DESCRIPTION	AMT	ISSUED
20211199	SWIM POOL	0	08/23/2021
20211897	CO ISSUED	0	08/01/2021
20003657	NEW CONSTR	862,094	04/30/2020

SALES DATA					
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD
2320/1628	11/21/2019	WD	Q	V	02
GRANTOR: PATHWAYS REAL ESTATE					
GRANTEE: DUBYAK MICHAEL E &					
2142/0734	8/17/2017	QC	U	V	11
GRANTOR: SCHULZE HORST H & SHE					
GRANTEE: PATHWAYS REAL ESTAT					

BUILDING NOTES		

BUILDING DIMENSIONS		
SFB=[YR=2021]	W26	BAS=[YR=2021]
FOP=[YR=2021]	S9	E9
E1 \$	W1	N5
FOP=[YR=2021]	E56	S8
W14	S3	W11
W15	N25	E56
FST=[YR=2021]	E6	N6
FOP=[YR=2021]	N8	E3
E56	S29	W32