LOT 1
IN OR 1923/1406
RESERVE AT OLD BLUFF PB 7/34

VALICK ROBERT J & BETTE ANN
95035 RESERVE CT
FERNANDINA BEACH, FL 32034

2024

00-00-30-054B-0001-0000

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

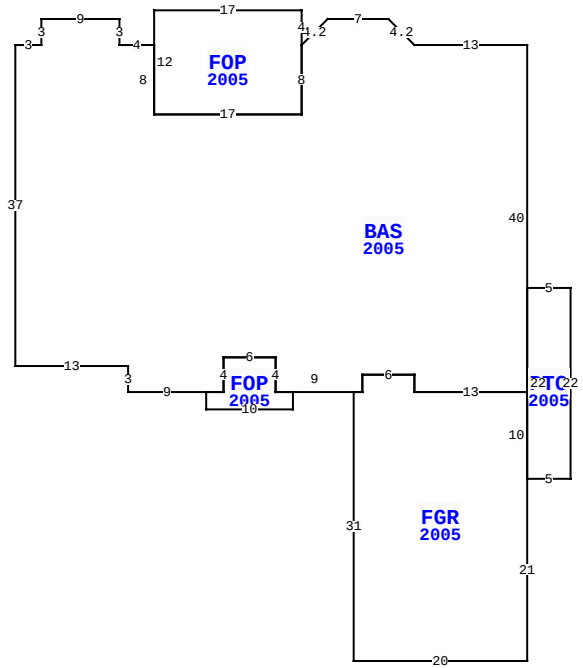
ELEMENT	CD	CONSTRUCTION
Exterior Wall	16	WD FR STUC 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	12	HARDWOOD 50
Interior Floo	14	CARPET 50
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		3 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100
Occupancy	00	NONE 100
Quality	04	Quality Level 04
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	2,206	100	2,206	341,469
FGR	632	55	348	53,867
FOP	44	30	13	2,012
FOP	204	30	61	9,442
PTO	110	5	6	929
TOTALS	3,196		2,634	407,719

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0500	01	2,634	113.4000	170.10	448,043	2005	2005	0	0	0	9.00	91.00

1 SFR CUST - 100% - 2015 Heated Area: 2206 HX Base Yr 2015



95035 RESERVE CT, FERNANDINA BEACH

BLD DATE		LGL DATE	
XF DATE		LAND DATE	04/11/2024 MLU
INC DATE		AG DATE	

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 8	Tax Dist:	
BUILDING MARKET VALUE		407,719
TOTAL MARKET OB/XF VALUE		17,008
TOTAL LAND VALUE - MARKET		325,000
TOTAL MARKET VALUE		749,727
SOH/AGL Deduction		346,616
ASSESSED VALUE		403,111
TOTAL EXEMPTION VALUE	HX HB	50,000
BASE TAXABLE VALUE		353,111
TOTAL JUST VALUE		749,727
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		706,690

PERMIT NUM	DESCRIPTION	AMT	ISSUED
M10279	MECH OTHER	0	09/01/2005
P0509623	OTHER	0	06/01/2005
R0507742	REPAIR/RRF	7,810	06/01/2005
B0515380	NEW CONSTR	172,180	06/01/2005
E0515240	ELEC OTHER	2,000	06/01/2005

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1923/1406	6/20/2014	WD	Q	I	02	475,000
GRANTOR: VROOMAN DAVID N & LIN						
GRANTEE: VALICK ROBERT J & B						
1317/0487	5/12/2005	WD	Q	V		153,900
GRANTOR: BRYLEN HOMES LTD						
GRANTEE: VROOMAN DAVID N & L						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2005] W13 U3 L3 W7 D3 L3 FOP=[YR=2005] N4 W17 S12 E17 N8$S8 W17 N8 W4 N3 W9 S3 W3 S37 E13 S3 E9 FOP=[YR=2005] S2 E10 N2 W2 N4 W6 S4 W2$ E2 N4 E6 S4 E9 FGR=[YR=2005] S31 E20 N21 PTO=[YR=2005] E5 N22 W5 S22$ N10 W13 N2 W6 S2 W1$ E1 N2 E6 S2 E13 N40$.

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	0500	FP-PRE FAB	0	100	0	0	1.00	UT	3,500.00	3,500.00	100	2005	2005	3	89	3,115	
2	0812	CONCRETE C	0	100	0	0	2,036.00	SF	4.00	4.00	100	2005	2005	3	86	7,004	
3	0825	BRICK	0	100	23	2	46.00	SF	12.50	12.50	100	2005	2005	3	96	552	
4	0810	CONCRETE A	0	100	8	8	64.00	SF	6.50	6.50	100	2005	2005	3	86	358	
5	1126	CB/STC 8"	0	100	0	0	56.00	SF	8.00	8.00	100	2005	2005	3	86	385	
6	0471	VINYL FNC	0	100	0	0	69.00	LF	32.00	32.00	100	2005	2005	3	66	1,457	
7	0470	VNYL GATE	0	100	0	0	1.00	UT	300.00	300.00	100	2005	2005	3	66	198	
8	0810	CONCRETE A	0	100	4	4	16.00	SF	6.50	6.50	100	2005	2005	3	86	89	
9	0825	BRICK	0	100	0	0	384.00	SF	8.75	8.75	100	2007	2007	3	97	3,259	
10	0830	FLAGSTONE	0	100	4	20	80.00	SF	8.40	8.40	100	2007	2007	3	88	591	

LAND DESCRIPTION

TOTAL OB/XF 17,008

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		RSF-2	0.00	0.00	1.00	LT		1.00	1.00	1.00	325,000.00	325,000.00	325,000							

REVIEW DATE 01/31/2024 BY KBA Total Acres: 0.00 Total Land Value: 325,000 Market: 0 Agricultural: 0 Common: 325,000 PRINTED 08/06/2024 BY SYS