LOT 3
IN OR 1696/352
RESERVE AT OLD BLUFF PB 7/34

ANDERSON SHELDON & MARJORIE
95069 RESERVE COURT
FERNANDINA BEACH, FL 32034

2024

00-00-30-054B-0003-0000

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

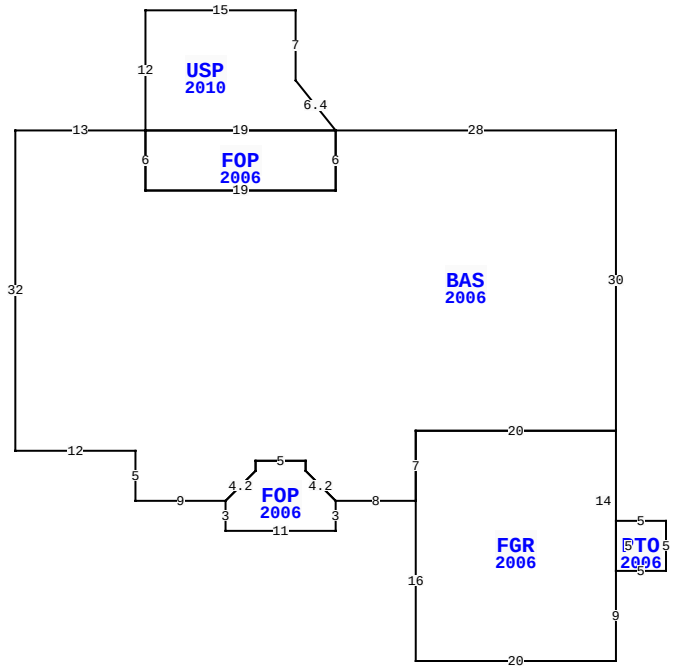
ELEMENT	CD	CONSTRUCTION
Exterior Wall	16	WD FR STUC 100
Roof Structur	08	IRREGULAR 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 70
Interior Floo	11	CLAY TILE 30
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		4 100
Bathrooms		2 100
Frame	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	1,877	100	1,877	304,591
FGR	460	55	253	41,056
FOP	62	30	19	3,084
FOP	114	30	34	5,517
PTO	25	5	1	162
USP	190	30	57	9,250
TOTALS	2,728		2,241	363,659

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0500	01	2,241	118.2321	177.35	397,441	2006	2006	0	0	0	8.50	91.50

1 SFR CUST – 100% - 2011 Heated Area: 1877 HX Base Yr 2011



95069 RESERVE CT, FERNANDINA BEACH

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

NASSAU COUNTY PROPERTY — VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 8	Tax Dist:	
BUILDING MARKET VALUE		363,659
TOTAL MARKET OB/XF VALUE		9,366
TOTAL LAND VALUE - MARKET		325,000
TOTAL MARKET VALUE		698,025
SOH/AGL Deduction		479,115
ASSESSED VALUE		218,910
TOTAL EXEMPTION VALUE	HX HB	50,000
BASE TAXABLE VALUE		168,910
TOTAL JUST VALUE		698,025
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		656,830

PERMIT NUM	DESCRIPTION	AMT	ISSUED
C16128	CO ISSUED	199,600	05/01/2006
B16128	NEW CONSTR	199,600	05/01/2006
M11032	MECH OTHER	0	02/01/2006
E16056	ELEC OTHER	2,000	10/01/2005
P10096	OTHER	0	09/01/2005
R08271	REPAIR/RRF	15,968	09/01/2005

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1696/0352	8/16/2010	WD	Q	I	01	299,000
GRANTOR: G L A D II LLC						
GRANTEE: ANDERSON SHELDON &						
1341/1720	8/15/2005	WD	U	V	19	171,400
GRANTOR: BRYLEN HOMES LTD						
GRANTEE: G L A D II LLC						

BUILDING NOTES

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	2006	2006	3	90	3,150	
2	0811	CONCRETE B	0	100	0	0	697.00	SF	5.20	5.20	100	2006	2006	3	87	3,153	
3	0810	CONCRETE A	0	100	0	0	100.00	SF	6.50	6.50	100	2006	2006	3	87	566	
4	1126	CB/STC 8"	0	100	0	0	39.00	SF	8.00	8.00	100	2006	2006	3	87	271	
5	0855	CONC PAVER	0	100	0	0	342.00	SF	7.00	7.00	100	2012	2012	3	93	2,226	

BUILDING DIMENSIONS

BAS=[YR=2006] W28 USP=[YR=2010] U5 L4 N7 W15 S12
FOP=[YR=2006] S6 E19 N6 W19$ E19$ S6 W19 N6 W13 S32 E12 S5 E9
FOP=[YR=2006] S3 E11 N3 U3 L3 N1 W5 S1 L3 D3 $ U3 R3 N1
E5 S1 R3 D3 E8 FGR=[YR=2006] S16 E20 N9 PTO=[YR=2006] E5 N5
W5 S5$ N14 W20 S7$ N7 E20 N30$.

LAND DESCRIPTION

TOTAL OB/XF 9,366

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