LOT 4
RESERVE AT OLD BLUFF PB 7/34

HOLBROOK ALLAN S & CHERYL W
P O BOX 16532
FERNANDINA BEACH, FL 32035

2024

00-00-30-054B-0004-0000

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

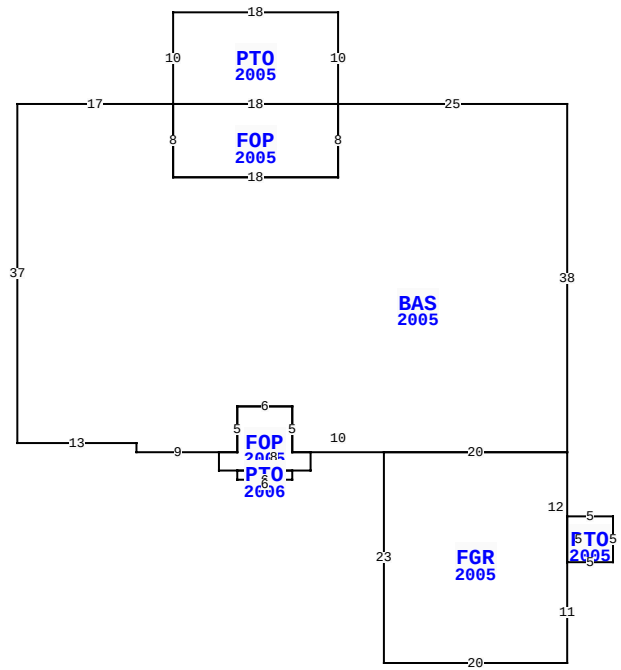
ELEMENT	CD	CONSTRUCTION
Exterior Wall	16	WD FR STUC 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 70
Interior Floo	11	CLAY TILE 30
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100
Occupancy	00	NONE 100
Quality	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	2,093	100	2,093	326,016
FGR	460	55	253	39,408
FOP	50	30	15	2,337
FOP	144	30	43	6,698
PTO	25	5	1	156
PTO	180	5	9	1,402
PTO	6	5	0	0
TOTALS	2,958		2,414	376,016

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0500	01	2,414	114.1161	171.17	413,204	2005	2005	0	0	0	9.00	91.00

1 SFR CUST – 100% - 2020 Heated Area: 2093 HX Base Yr 2020



95085 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		376,016
TOTAL MARKET OB/XF VALUE		11,666
TOTAL LAND VALUE - MARKET		325,000
TOTAL MARKET VALUE		712,682
SOH/AGL Deduction		211,454
ASSESSED VALUE		501,228
TOTAL EXEMPTION VALUE	SX HX HB	100,000
BASE TAXABLE VALUE		401,228
TOTAL JUST VALUE		712,682
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		671,106

PERMIT NUM	DESCRIPTION	AMT	ISSUED
M10015	MECH OTHER	0	07/01/2005
E0515049	ELEC OTHER	2,000	05/01/2005
R0507634	REPAIR/RRF	13,812	05/01/2005
B0515235	NEW CONSTR	157,180	05/01/2005
P0509506	OTHER	0	05/01/2005

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2306/0772	9/23/2019	WD	Q	I	02	505,000
GRANTOR: MEEKS TERRY W & JACQU						
GRANTEE: HOLBROOK ALLAN S &						
1312/0175	4/25/2005	WD	Q	V		148,900
GRANTOR: BRYLEN HOMES LTD						
GRANTEE: MEEKS TERRY W & JAC						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2005] W25 PTO=[YR=2005] N10 W18 S10 E18$
FOP=[YR=2005] W18 S8 E18 N8 $ S8 W18 N8 W17 S37 E13 S1 E9
FOP=[YR=2005] S2 E2 PTO=[YR=2006] S1 E6 N1 W6$E8 N2 W2 N5 W6
S5 W2$ E2 N5 E6 S5 E10 FGR=[YR=2005] S23 E20 N11
PTO=[YR=2005] E5 N5 W5 S5$ N12 W20$ E20 N38$.

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	1,149.00	SF	4.00	4.00	100	2005	2005	3	86	3,953	
3	1126	CB/STC 8"	0	100	0	0	40.00	SF	8.00	8.00	100	2005	2005	3	86	275	
4	0911	SCRN RM A	0	100	10	17	170.00	SF	17.50	17.50	100	2006	2006	3	27	803	
5	0855	CONC PAVER	0	100	0	0	578.00	SF	7.00	7.00	100	2006	2006	3	87	3,520	

LAND DESCRIPTION

TOTAL OB/XF 11,666

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