LOT 5
IN OR 1320/473
RESERVE AT OLD BLUFF PB 7/34

MEAUX CARL J & LLONA R
95078 RESERVE CT
FERNANDINA BEACH, FL 32034

2024

00-00-30-054B-0005-0000

BUILDING CHARACTERISTICS

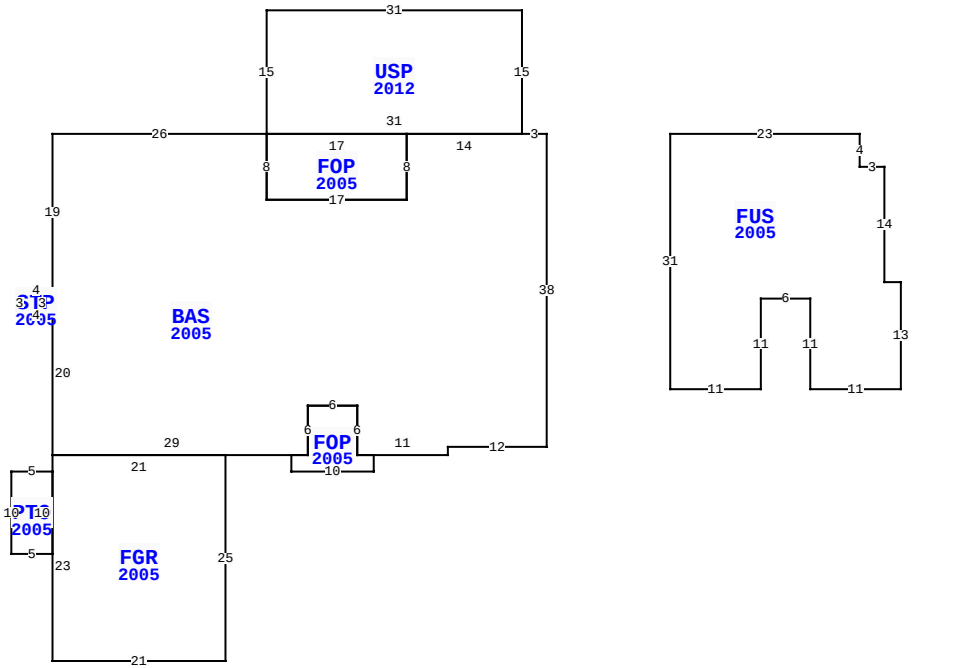
ELEMENT	CD	CONSTRUCTION
Exterior Wall	16	WD FR STUC 100
Roof Structur	08	IRREGULAR 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 60
Interior Floo	11	CLAY TILE 40
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		5 100
Bathrooms		3 100
Frame	02	WOOD FRAME 100
Stories	2.	2. 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	2,156	100	2,156	327,491
FGR	525	55	289	43,898
FOP	56	30	17	2,583
FOP	136	30	41	6,228
FUS	754	100	754	114,531
PTO	50	5	2	304
STP	12	10	1	152
USP	465	30	140	21,266
TOTALS	4,154		3,400	516,450

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0500	01	3,400	111.2832	166.92	567,528	2005	2005	0	0	0	9.00	91.00

1 SFR CUST – 100% - 2006 Heated Area: 2910 HX Base Yr 2006



95078 RESERVE CT, FERNANDINA BEACH

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

NASSAU COUNTY PROPERTY

PAGE 1 of 1 8

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 8	Tax Dist:	
BUILDING MARKET VALUE		516,450
TOTAL MARKET OB/XF VALUE		11,037
TOTAL LAND VALUE - MARKET		325,000
TOTAL MARKET VALUE		852,487
SOH/AGL Deduction		489,145
ASSESSED VALUE		363,342
TOTAL EXEMPTION VALUE	HX HB	50,000
BASE TAXABLE VALUE		313,342
TOTAL JUST VALUE		852,487
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		804,504

PERMIT NUM	DESCRIPTION	AMT	ISSUED
M10159	MECH OTHER	0	08/01/2005
P0509619	OTHER	0	06/01/2005
R0507743	REPAIR/RRF	7,286	06/01/2005
B0515382	NEW CONSTR	210,453	06/01/2005
E0515239	ELEC OTHER	2,000	06/01/2005

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1320/0473	5/25/2005	WD	Q	V		148,900
GRANTOR: BRYLEN HOMES LTD						
GRANTEE: MEAUX CARL J & LLON						
1320/0471	5/25/2005	WD	U	V	19	142,800
GRANTOR: REGIONAL LAND COMPANY						
GRANTEE: BRYLEN HOMES LTD						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2005] W3 USP=[YR=2012] N15 W31 S15 FOP=[YR=2005] S8 E17 N8 W17$ E31$ W14 S8 W17 N8 W26S19 STP=[YR=2005] W4 S3 E4 N3$S20 FGR=[YR=2005] S2 PTO=[YR=2005] W5 S10 E5 N10$ S23 E21 N25 W21$ E29 FOP=[YR=2005] S2 E10 N2 W2 N6 W6 S6 W2$ E2 N6 E6 S6 E11 N1 E12 N38$ PTR=E15 FUS=[YR=2005] E23 S4 E3 S14 E2 S13 W11 N11 W6 S11 W11 N31$ W15$.

EXTRA FEATURES

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	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	1,212.00	SF	4.00	4.00	100	2005	2005	3	86	4,169	
3	1126	CB/STC 8"	0	100	0	0	46.00	SF	8.00	8.00	100	2005	2005	3	86	316	
4	0855	CONC PAVER	0	100	0	0	528.00	SF	7.00	7.00	100	2012	2012	3	93	3,437	

LAND DESCRIPTION

TOTAL OB/XF 11,037

L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	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