LOT 603
THE SANDPIPER UNIT 1
PB 4/78 & 79

SANDPIPER 95156 LLC
19114 MAGNOLIA FARMS LANE
ODESSA, FL 33556

2024

00-00-30-0605-0603-0000

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

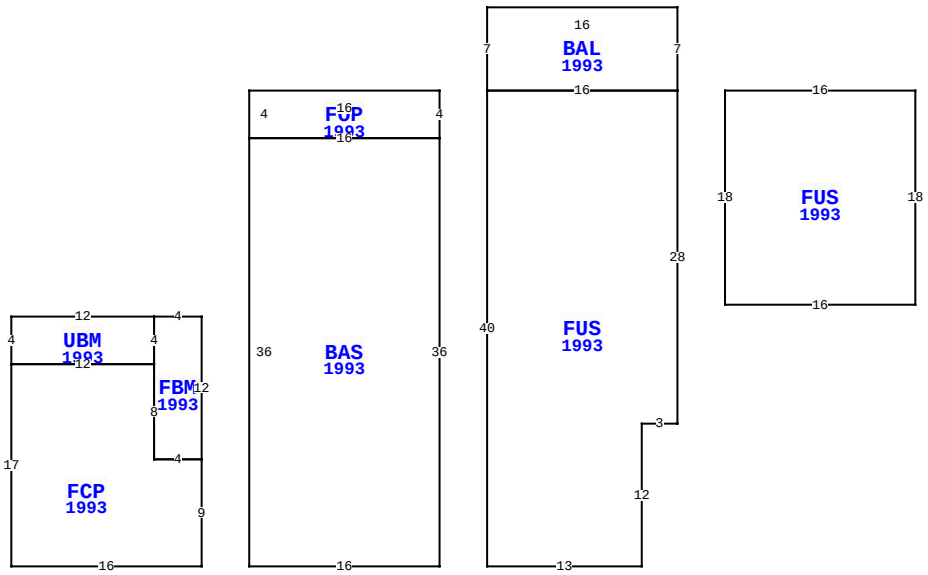
ELEMENT	CD	CONSTRUCTION
Exterior Wall	16	WD FR STUC 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 60
Interior Floo	15	HARDTILE 40
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	02	WOOD FRAME 100
Stories	3.	3. 100
Units		0 100
BUD8 Adjustme	05	DIST 1A 100
Occupancy	00	NONE 100
Quality	05	Quality Level 05
DOR CODE	0100	SINGLE FAMILY
MAP NUM		MKT AREA 03
NEIGHBORHOOD/LOC	3003.00	

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAL	112	15	17	1,743
BAS	576	100	576	59,057
FBM	48	80	38	3,896
FCP	240	25	60	6,151
FOP	64	30	19	1,948
FUS	288	100	288	29,529
FUS	604	100	604	61,928
UBM	48	20	10	1,025
TOTALS	1,980		1,612	165,277

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0320	01	1,612	129.2544	122.79	197,937	1980	1990	0	0	0	16.50	83.50

1 TOWNHOUSE - 0% - 2023 Heated Area: 1506 HX Base Yr



BLD DATE	05/16/2006 PPF	LGL DATE	
XF DATE		LAND DATE	03/13/2024 MLU
INC DATE		AG DATE	

95156 SANDPIPER LOOP, FERNANDINA BEACH

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 8	Tax Dist:
BUILDING MARKET VALUE	165,277
TOTAL MARKET OB/XF VALUE	2,720
TOTAL LAND VALUE - MARKET	675,000
TOTAL MARKET VALUE	842,997
SOH/AGL Deduction	106,952
ASSESSED VALUE	736,045
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	736,045
TOTAL JUST VALUE	842,997
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	669,132

PERMIT NUM	DESCRIPTION	AMT	ISSUED
1908911	UPPDECK	7,703	11/14/2019
B23150	REPAIR/RRF	60,000	12/01/2009

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2568/1139	5/25/2022	WD	U	I	11	100
GRANTOR: SIVO INVESTMENTS LLC						
GRANTEE: SANDPIPER 95156 LLC						
2565/0573	5/20/2022	WD	Q	I	01	950,000
GRANTOR: LEWIS DAVID T & FRANC						
GRANTEE: SIVO INVESTMENTS LL						

BUILDING NOTES

BUILDING DIMENSIONS

FBM=[YR=1993] W4 UBM=[YR=1993] W12 S4 E12 N4$ S4
FCP=[YR=1993] W12 S17 E16 N9 W4 N8$ S8 E4 N12$ PTR=E4 N19
FOP=[YR=1993] S4 BAS=[YR=1993] S36 E16 N36 W16$ E16 N4 W16$
E20 N7 BAL=[YR=1993] S7 FUS=[YR=1993] S40 E13 N12 E3 N28 W16$
E16 N7 W16$ E20 S7 FUS=[YR=1993] S18 E16 N18 W16$ N7 W20 S7
W20 S19 W4$.

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	0	0	0	1.00	UT	3,500.00	3,500.00	100	1980	1980	3	46.5	1,628	
2	0810	CONCRETE A	0	0	0	0	360.00	SF	6.50	6.50	100	1980	1980	3	32.5	761	
3	1241	WD DECK G	0	0	16	9	144.00	UT	11.50	11.50	100	1980	1980	3	20	331	

LAND DESCRIPTION

TOTAL OB/XF 2,720

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	000120	C	SFR OCN FT	0		RSF-1	0.00	0.00	1.00	UT		1.00	1.00	1.00	675,000.00	675,000.00	675,000							

REVIEW DATE 05/12/2019 BY KBA Total Acres: 0.00 Total Land Value: 675,000 Market: 0 Agricultural: 0 Common: 675,000 PRINTED 08/06/2024 BY SYS