

LOT 5 (EX W1.1 FT S-1) &
W1.1 FT OF LOT 6 (S-1)
IN OR 2447/834

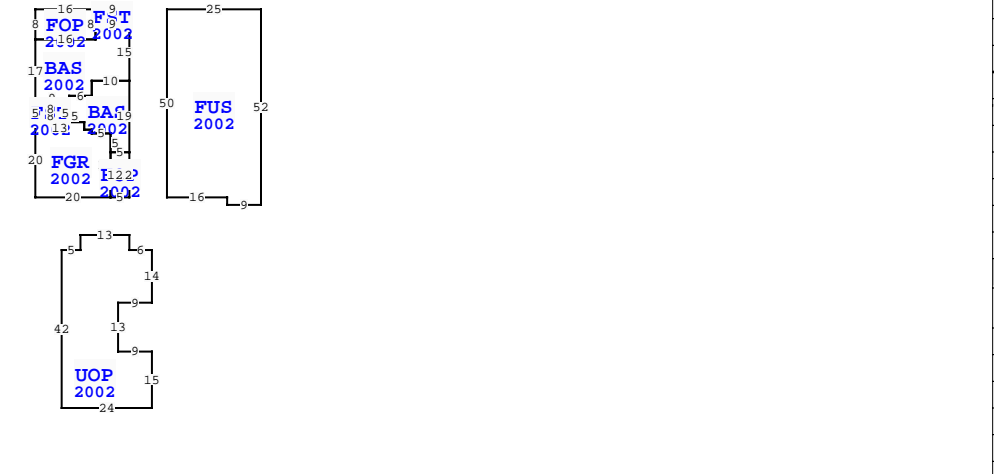
SAPP WOODROW JR & DIANE M
95049 SANDPIPER LOOP
FERNANDINA BEACH, FL 32034

2024

00-00-30-2060-0005-0000

BUILDING CHARACTERISTICS	
ELEMENT	CD
Exterior Wall	17 CB STUCCO 100
Roof Structur	01 FLAT 100
Roof Cover	07 CONC TILE 100
Interior Wall	05 DRYWALL 100
Interior Floor	11 CLAY TILE 50
Interior Floor	14 CARPET 50
Air Condition	03 CENTRAL 100
Heating Type	04 AIR DUCTED 100
Bedrooms	4 100
Bathrooms	4 100
Frame	02 WOOD FRAME 100
Stories	3. 3. 100
Units	0 100

MARKET ADJUSTMENTS											
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
0320	11	3,638	143.8200	136.63	497,060	2002	2004	0	0	0	9.50
1 TOWNHOUSE - 0% - 0											
Heated Area: 3141											
HX Base Yr											



Quality	05	Quality Level 05		
DOR CODE	0100	SINGLE FAMILY		
MAP NUM		MKT AREA 03		
NEIGHBORHOOD/LOC	3004.00			
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	216	100	216	26,708
BAS	389	100	389	48,100
FGR	381	55	210	25,966
FOP	60	30	18	2,225
FOP	128	30	38	4,699
FST	36	55	20	2,473
FST	40	55	22	2,720
FUS	1,268	100	1,268	156,789
FUS	1,268	100	1,268	156,789
UOP	943	20	189	23,370
TOTALS	4,729		3,638	449,839

EXTRA FEATURES		95049 SANDPIPER LOOP, FERNANDINA BEACH															
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	0811	CONCRETE B	0	0	0	0	763.00	SF	5.20	5.20	100	2002	2002	3	82	3,253	
2	0810	CONCRETE A	0	0	0	0	50.00	SF	6.50	6.50	100	2002	2002	3	82	267	
3	0410	ELEVATOR	0	0	0	0	1.00	UT	10,000.00	10,000.00	100	2002	2002	3	100	10,000	
4	0961	H-SHUTTERS	0	0	0	0	1.00	UT	2,400.00	2,400.00	100	2004	2004	3	96	2,304	

LAND DESCRIPTION		TOTAL OB/XF 15,824																						
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPH 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	0		RG-1	0.00	0.00	1.00	UT		1.00	1.00	1.00	450,000.00	450,000.00	450,000							

NASSAU COUNTY PROPERTY				PAGE 1 of 1	8
VALUATION SUMMARY					
VALUATION BY				STANDARD	
Tax Group: 8				Tax Dist:	
BUILDING MARKET VALUE				449,839	
TOTAL MARKET OB/XF VALUE				15,824	
TOTAL LAND VALUE - MARKET				450,000	
TOTAL MARKET VALUE				915,663	
SOH/AGL Deduction				0	
ASSESSED VALUE				915,663	
TOTAL EXEMPTION VALUE				0	
BASE TAXABLE VALUE				915,663	
TOTAL JUST VALUE				915,663	
NCON VALUE				0	
INCOME VALUE					
PREVIOUS YEAR MKT VALUE				918,192	

PERMIT NUM	DESCRIPTION	AMT	ISSUED
21888	REMODEL	20,000	09/01/2008
B18748	REMODEL	42,000	12/01/2006
M12298	MECH OTHER	0	12/01/2006
B18748	REMODEL	42,000	10/01/2006

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2447/0834	3/30/2021	WD Q	Q	I	01	839,900
GRANTOR: WIMSETT CHARLES C & P						
GRANTEE: SAPP WOODROW JR & D						
1928/0275	7/15/2014	WD Q	Q	I	02	555,000
GRANTOR: AGNEW SAMUEL G & DENI						
GRANTEE: WIMSETT CHARLES C &						

BUILDING NOTES	

BUILDING DIMENSIONS	
FST=[YR=2002] W9 FOP=[YR=2002] W16 S8 BAS=[YR=2002] S17	
FST=[YR=2002] S5 FGR=[YR=2002] S20 E20 FOP=[YR=2002] E5	
N12 BAS=[YR=2002] N19 W10S4 W6 S2 W1 S5 E5 S2 E2 S1 E5 S5 E5	
\$ W5 S12 \$ N17 W5 N1 W2 N2 W13 \$ E8 N5 W8 \$ E9 N2 E6 N4	
E10N15 W9 S4 W16 \$ E16 N8 \$ S4 E9 N4\$ PTR= E10 FUS=[YR=2002]	
E25 S52 W9 N2 W16 N50 \$ W10 \$ PTR= N15 FUS=[YR=2002] N52 W25	
S50 E16 S2 E9 \$ S15 \$ PTR=S60 UOP=[YR=2002] S4 E6 S14 W9 S13	
E9 S15 W24 N42 E5 N4 E13 \$ N60\$.	