

LOT 6 (EX W1.1 FT S-1)
IN OR 1911/870
THE SANDPIPER #2 PB 6/233

GAUDET RAYMOND L & NORMA D
95057 SANDPIPER LOOP
FERNANDINA BEACH, FL 32034

2024

00-00-30-2060-0006-0000



BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	17	CB STUCCO 100
Roof Structur	01	FLAT 100
Roof Cover	07	CONC TILE 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		2.5 100
Frame	02	WOOD FRAME 100
Stories	3.	3. 100
Units		0 100

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	604	100	604	72,045
FGR	382	55	210	25,049
FOP	60	30	18	2,147
FOP	128	30	38	4,533
FST	36	55	20	2,386
FST	40	55	22	2,624
FUS	1,268	100	1,268	151,246
FUS	1,268	100	1,268	151,246
UOP	718	20	144	17,176
TOTALS	4,504		3,592	428,449

EXTRA FEATURES											
L N	OB/XF CODE	DESCRIPTION	BLD CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE	ORIG COND	YEAR ON
1	0811	CONCRETE B	0	100	0	0		746.00	SF 5.20	100	2002
2	0810	CONCRETE A	0	100	0	0		50.00	SF 6.50	100	2002
3	0500	FP-PRE FAB	0	100	0	0		1.00	UT 3,500.00	100	2002
4	0855	CONC PAVER	0	100	0	0		206.00	SF 10.00	100	2015

LAND DESCRIPTION											
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T
1	000100	C	SFR	100		RG-1	0.00	0.00	1.00	UT	

MARKET ADJUSTMENTS											
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
0320	11	3,592	135.7416	128.95	463,188	2002	2008	0	0	7.50	92.50
1 TOWNHOUSE - 100% - 2015 Heated Area: 3140 HX Base Yr 2015											

95057 SANDPIPER LOOP, FERNANDINA BEACH											
BLD DATE 09/25/2009 KK LGL DATE 05/15/2023 MLU											
XF DATE											
INC DATE											
AG DATE											

NASSAU COUNTY PROPERTY			
VALUATION SUMMARY		PAGE 1 of 1	
VALUATION BY		STANDARD	
Tax Group: 8		Tax Dist:	
BUILDING MARKET VALUE		428,449	
TOTAL MARKET OB/XF VALUE		8,415	
TOTAL LAND VALUE - MARKET		562,500	
TOTAL MARKET VALUE		999,364	
SOH/AGL Deduction		346,116	
ASSESSED VALUE		653,248	
TOTAL EXEMPTION VALUE		55,000	
BASE TAXABLE VALUE		598,248	
TOTAL JUST VALUE		999,364	
NCON VALUE		0	
INCOME VALUE			
PREVIOUS YEAR MKT VALUE		1,001,778	

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B1428687	REMODEL	6,600	04/01/2014

SALES DATA					
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD
1911/0870	4/07/2014	WD	Q	I	01
GRANTOR: SMITH ALAN J					
GRANTEE: GAUDET RAYMOND L &					
1056/0674	5/20/2002	WD	Q	I	
GRANTOR: EPC HOLDINGS 511 LLC					
GRANTEE: SMITH ALAN J					

BUILDING NOTES											
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BUILDING DIMENSIONS
FOP=[YR=2002] W16 FST=[YR=2002] W9 S4 BAS=[YR=2002] S34
FOP=[YR=2002] S12 E5 FGR=[YR=2002] E20 N20 FST=[YR=2002]
N5 W8 S5 E8 \$ W14 S3 W6 S17 \$ N12 W5 \$ E5 N5 E6 N3 E6 N5 E8
N17 W16 N4 W9 \$ E9 N4 \$ S8 E16 N8 \$ PTR= E40 FUS=[YR=2002]
E25 S50 W15 D2 L2 W8N52\$W40\$PTR= E10 FUS=[YR=2002] E25 S50
W15 D2 L2 W8N52\$W10\$PTR=S60 UOP=[YR=2002] S46 W19 N13 E9
N14 W9 N14 E6 N5 E13 \$ N60 \$.