LOT 22
IN OR 2219/1324
THE SANDPIPER #2 PB 6/233

BAKER JOHN H &/JANDA DARIA D
95050 SANDPIPER LOOP
FERNANDINA BEACH, FL 32034

2024

00-00-30-2060-0022-0000

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

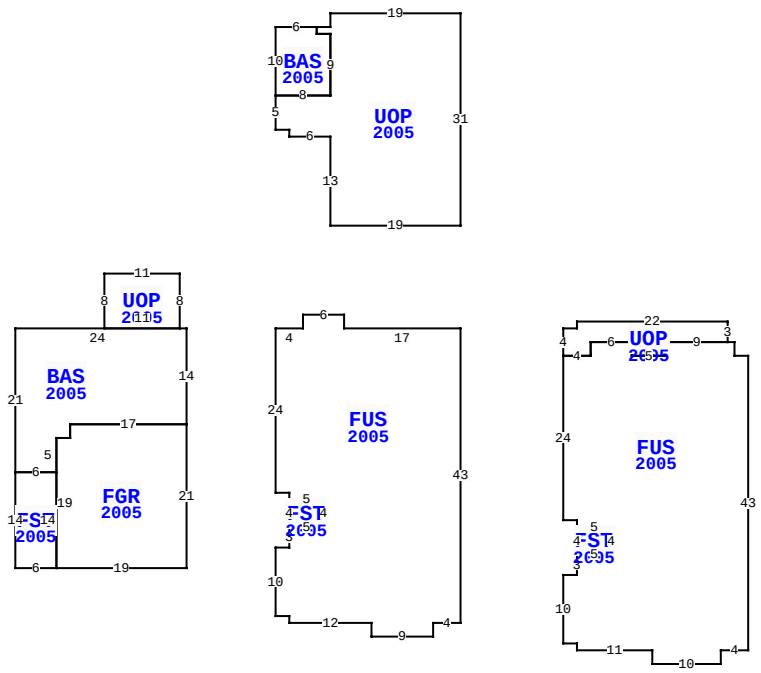
ELEMENT	CD	CONSTRUCTION
Exterior Wall	17	CB STUCCO 100
Roof Structur	01	FLAT 100
Roof Cover	07	CONC TILE 100
Interior Wall	05	DRYWALL 100
Interior Floo	11	CLAY TILE 50
Interior Floo	12	HARDWOOD 50
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		4 100
Frame	02	WOOD 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	78	100	78	10,209
BAS	396	100	396	51,831
FGR	395	55	217	28,402
FST	20	55	11	1,440
FST	20	55	11	1,440
FST	84	55	46	6,021
FUS	1,153	100	1,153	150,911
FUS	1,175	100	1,175	153,790
UOP	88	20	18	2,356
UOP	88	20	18	2,356
TOTALS	4,134		3,250	425,378

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0320	11	3,250	151.3952	143.83	467,448	2005	2005	0	0	0	9.00	91.00

1 TOWNHOUSE - 100% - 2020 Heated Area: 2802 HX Base Yr 2020



** This building has 11 Sub-Areas

95050 SANDPIPER LOOP, FERNANDINA BEACH

BLD DATE		LGL DATE	
XF DATE		LAND DATE	05/15/2023 MLU
INC DATE		AG DATE	

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 8	Tax Dist:	
BUILDING MARKET VALUE		425,378
TOTAL MARKET OB/XF VALUE		13,717
TOTAL LAND VALUE - MARKET		540,000
TOTAL MARKET VALUE		979,095
SOH/AGL Deduction		244,191
ASSESSED VALUE		734,904
TOTAL EXEMPTION VALUE	HX HB	50,000
BASE TAXABLE VALUE		684,904
TOTAL JUST VALUE		979,095
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		981,591

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B0310949	NEW CONSTR	370,440	03/01/2003
R034919	REPAIR/RRF	5,000	03/01/2003

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2219/1324	8/23/2018	WD	Q	I	01	855,000
GRANTOR: GARRETT KIDDY B & MAR						
GRANTEE: BAKER JOHN H & DARI						
1812/0378	9/04/2012	QC	U	I	11	100
GRANTOR: GARRETT WESLEY						
GRANTEE: GARRETT MARY B						

BUILDING NOTES

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	0855	CONC PAVER	0	100	0	0	897.00	SF	10.00	10.00	100	2005	2005	3	86	7,714	
2	0855	CONC PAVER	0	100	0	0	546.00	SF	10.00	10.00	100	2005	2005	3	86	4,696	
3	0855	CONC PAVER	0	100	38	4	152.00	SF	10.00	10.00	100	2005	2005	3	86	1,307	

BUILDING DIMENSIONS

FUS=[YR=2005] W17 N2 W6 S2 W4 S24 E2 S1 FST=[YR=2005] S4 E5 N4 W5 $ E5 S4 W5 S3 W2 S10 E2 S1 E12 S2 E9 N2 E4 N43 $ PTR= E15 UOP=[YR=2005] E2 N1 E22 S3 FUS=[YR=2005] E1 S2 E2 S43 W4 S2 W10 N2 W11 N1 W2 N10 E2 N3 FST=[YR=2005] N4 E5 S4 W5 $ E5 N4 W5 N1 W2 N24 E4 N2 E6 S2 E5 N2 E9 $ W9 S2 W5 N2 W6 S2 W4 N4 $ W15$ PTR= W40 BAS=[YR=2005] W1 UOP=[YR=2005] N8 W11 S8 E11 $ W24 S21 FST=[YR=2005] S14 E6 FGR=[YR=2005] E19 N21 W17 S2 W2 S19 $ N14 W6 $ E6 N5 E2 N2 E17 N14 $ E40 $ PTR= N15 UOP=[YR=2005] N31 W19 S2 W2 BAS=[YR=2005] W6 S10 E8 N9 W2 N1 $ S1 E2 S9 W8 S5 E2 S1 E6 S13 E19 $ S15 $.

LAND DESCRIPTION

TOTAL OB/XF 13,717

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		RG-1	0.00	0.00	1.00	UT		1.00	1.00	1.20	450,000.00	540,000.00	540,000							

REVIEW DATE 05/12/2019 BY KBA Total Acres: 0.00 Total Land Value: 540,000 Market: 0 Agricultural: 0 Common: 540,000 PRINTED 08/06/2024 BY SYS