LOT 11
IN OR 2041/1602
ESMT PT OR 1502/969

KAUFMAN FAMILY TRUST/KAUFMAN NICHOLAS THOMAS TRUST
5188 CASTLEBROOK CT
CINCINNATI, OH 45247

2024

00-SB-30-1672-0011-0000

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

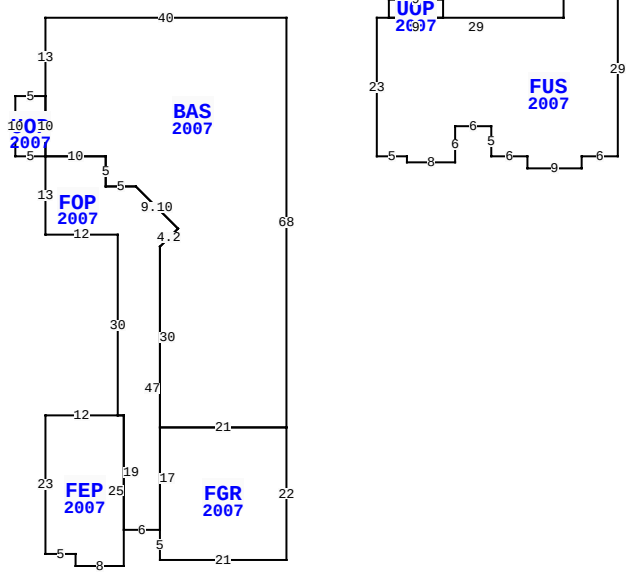
ELEMENT	CD	CONSTRUCTION
Exterior Wall	15	CONC BLOCK 50
Exterior Wall	16	WD FR STUC 50
Roof Structur	08	IRREGULAR 100
Roof Cover	07	CONC TILE 100
Interior Wall	05	DRYWALL 100
Interior Floo	11	CLAY TILE 60
Interior Floo	14	CARPET 40
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		4 100
Bathrooms		4 100
Frame	02	WOOD FRAME 100
Stories	2.	2. 100
Units		0 100
Quality	05	Quality Level 05
DOR CODE	0100	SINGLE FAMILY
MAP NUM		MKT AREA 03
NEIGHBORHOOD/LOC	3021.00	

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,909	100	1,909	383,080
FEP	315	80	252	50,569
FGR	462	55	254	50,970
FOP	527	30	158	31,706
FUS	1,014	100	1,014	203,480
UOP	27	20	5	1,004
UOP	50	20	10	2,007
TOTALS	4,304		3,602	722,815

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0500	11	3,602	145.4112	218.12	785,668	2007	2007	0	0	0	8.00	92.00

1 SFR CUST – 0% - 0 Heated Area: 2923 HX Base Yr



BLD DATE	07/19/2007 KK
XF DATE	
INC DATE	
LGL DATE	
LAND DATE	
AG DATE	

95234 WILLET WAY, FERNANDINA BEACH

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 8	Tax Dist:
BUILDING MARKET VALUE	722,815
TOTAL MARKET OB/XF VALUE	22,190
TOTAL LAND VALUE - MARKET	135,000
TOTAL MARKET VALUE	880,005
SOH/AGL Deduction	180,989
ASSESSED VALUE	699,016
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	699,016
TOTAL JUST VALUE	880,005
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	716,300

PERMIT NUM	DESCRIPTION	AMT	ISSUED
R09699	REPAIR/RRF	10,000	09/01/2006
M11890	MECH OTHER	0	08/01/2006
E17709	ELEC OTHER	2,000	07/01/2006
P10668	OTHER	0	01/01/2006
C16000	CO ISSUED	0	09/01/2005
B16000	NEW CONSTR	234,698	09/01/2005

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2672/195	9/13/2023	WD	U	I	11	100
GRANTOR: KAUFMAN NICHOLAS T &						
GRANTEE: KAUFMAN FAMILY TRUS						
2041/1602	4/19/2016	WD	Q	I	01	510,000
GRANTOR: VISMOR BARBARA H						
GRANTEE: KAUFMAN NICHOLAS T						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2007] W40 S13 UOP=[YR=2007] W5 S10 E5 N10$ S10
FOP=[YR=2007] S13 E12 S30 FEP=[YR=2007] W12 S23 E5 S2 E8
N25 W1$ E1 S19 E6 FGR=[YR=2007] S5 E21 N22 W21 S17$ N47 U3
R3 U7 L7 W5 N5 W10$ E10 S5 E5 D7 R7 D3 L3 S30 E21 N68$
PTR=E15 FUS=[YR=2007] E2 UOP=[YR=2007] N3 E9 S3 W9$ E29 N17
E4 S11 E5 S29 W6 S2 W9 N2 W6 N5 W6 S6 W8 N1 W5 N23$ W15$.

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	0504	FP-ELECTRI	0	0	0	0	2.00	UT	2,000.00	2,000.00	100	2007	2007	3	91	3,640	
2	0812	CONCRETE C	0	0	0	0	1,098.00	SF	4.00	4.00	100	2007	2007	3	88	3,865	
3	0835	QUARY TILE	0	0	14	3	42.00	SF	10.00	10.00	100	2007	2007	3	88	370	
4	0835	QUARY TILE	0	0	0	0	532.00	SF	10.00	10.00	100	2007	2007	3	88	4,682	
5	1126	CB/STC 8"	0	0	0	0	441.00	SF	8.00	8.00	100	2007	2007	3	88	3,105	
6	0910	SCRN RM L	0	0	23	3	69.00	SF	15.00	15.00	100	2007	2007	3	31	321	
7	0910	SCRN RM L	0	0	0	0	405.00	SF	15.00	15.00	100	2007	2007	3	31	1,883	
8	0810	CONCRETE A	0	0	0	0	485.00	SF	6.50	6.50	100	2007	2007	3	88	2,774	
9	0600	SUMMER KIT	0	0	0	0	1.00	UT	5,000.00	5,000.00	100	2007	2007	3	31	1,550	

LAND DESCRIPTION

TOTAL OB/XF 22,190

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	000100	C	SFR	0		PUD	0.00	0.00	1.00	LT		1.00	1.00	1.00	135,000.00	135,000.00	135,000							

REVIEW DATE 08/19/2019 BY DJA Total Acres: 0.00 Total Land Value: 135,000 Market: 0 Agricultural: 0 Common: 135,000 PRINTED 08/06/2024 BY SYS