LOT 64
LOFTON POINTE PB 6/325

MERRITT SHERRY & CHRISTINA JEAN DELPIT
96044 WATERS CT
FERNANDINA BEACH, FL 32034

2024

01-2N-27-1270-0064-0000

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

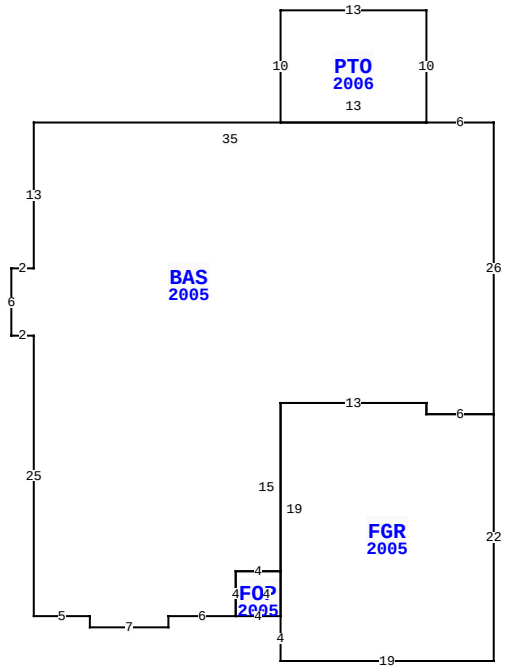
ELEMENT	CD	CONSTRUCTION
Exterior Wall	05	AVERAGE 80
Exterior Wall	16	WD FR STUC 20
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 70
Interior Floo	07	CORK/VTILE 30
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100
Occupancy	00	NONE 100
Quality	06	Quality Level 06
DOR CODE	0100	SINGLE FAMILY
MAP NUM		MKT AREA 04
NEIGHBORHOOD/LOC	4044.00	

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,452	100	1,452	157,464
FGR	431	55	237	25,702
FOP	16	30	5	542
PTO	130	5	6	651
TOTALS	2,029		1,700	184,358

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	1,700	124.8900	118.65	201,705	2005	2005	0	0	0	8.60	91.40

1 SINGLE FAM – 100% - 2013 Heated Area: 1452 HX Base Yr 2013



96044 WATERS CT, FERNANDINA BEACH

BLD DATE	03/03/2023 NW	LGL DATE	
XF DATE		LAND DATE	
INC DATE		AG DATE	

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 4	Tax Dist:	
BUILDING MARKET VALUE		184,358
TOTAL MARKET OB/XF VALUE		4,475
TOTAL LAND VALUE - MARKET		65,000
TOTAL MARKET VALUE		253,833
SOH/AGL Deduction		109,296
ASSESSED VALUE		144,537
TOTAL EXEMPTION VALUE	HX HB	50,000
BASE TAXABLE VALUE		94,537
TOTAL JUST VALUE		253,833
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		260,948

PERMIT NUM	DESCRIPTION	AMT	ISSUED
E16037	ELEC OTHER	1,500	10/01/2005
M10554	MECH OTHER	0	10/01/2005
P10025	OTHER	0	09/01/2005
R08202	REPAIR/RRF	2,000	09/01/2005
B16030	NEW CONSTR	111,024	09/01/2005

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2626/0421	3/16/2023	QC	U	I	11	100
GRANTOR: MERRITT SHERRY						
GRANTEE: MERRITT SHERRY & CH						
1814/1096	9/17/2012	WD	Q	I	01	120,000
GRANTOR: ROBERTS MARK						
GRANTEE: MERRITT SHERRY						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2005] W6 PTO=[YR=2006] N10 W13 S10 E13$ W35 S13 W2 S6 E2 S25 E5 S1 E7 N1 E6 FOP=[YR=2005] E4 FGR=[YR=2005] S4 E19 N22 W6 N1 W13 S19$ N4 W4 S4$ N4 E4 N15 E13 S1 E6 N26$.

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	0810	CONCRETE A	0	100	0	0	438.00	SF	6.50	6.50	100	2005	2005	3	86	2,448	
2	0810	CONCRETE A	0	100	11	3	33.00	SF	6.50	6.50	100	2005	2005	3	86	184	
3	0476	VF 6 SBPL	0	100	0	0	60.00	LF	32.00	32.00	100	2012	2012	3	83	1,594	
4	0470	VNYL GATE	0	100	0	0	1.00	UT	300.00	300.00	100	2012	2012	3	83	249	

LAND DESCRIPTION

TOTAL OB/XF 4,475

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	100		PUD	0.00	0.00	1.00	LT		1.00	1.00	1.00	65,000.00	65,000.00	65,000							

REVIEW DATE 11/18/2019 BY KWA Total Acres: 0.00 Total Land Value: 65,000 Market: 0 Agricultural: 0 Common: 65,000 PRINTED 08/06/2024 BY SYS