

ELEMENT	CD	CONSTRUCTION
Exterior Wall	16	WD FR STUC 60
Exterior Wall	12	CEDAR 40
Roof Structure	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 80
Interior Wall	08	DECORATIVE 20
Interior Floor	12	HARDWOOD 70
Interior Floor	11	CLAY TILE 30
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		4 100
Bathrooms		3.5 100
Frame	02	WOOD FRAME 100
Stories	2.	2. 100
Units		0 100
BUD8 Adjustme	05	DIST 1A 100
Occupancy	00	NONE 100

MARKET ADJUSTMENTS												
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND	
0500	01	4,066	108.6624	162.99	662,717	1983	1995	0	0	14.00	86.00	
1 SFR CUST - 0% - 0 Heated Area: 3477 HX Base Yr												

17 SPARKLEBERRY CT, FERNANDINA BEACH

L	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	1.00	UT	2,000.00	2,000.00	100	1983	1983	3	54	1,080	
2	0812	CONCRETE C	0	0	0	1,226.00	SF	4.00	4.00	100	1983	1983	3	41	2,011	

TOTAL OB/XF 3,091

LAND DESCRIPTION													TOTAL OB/XF													
L	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R	D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D	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			RSF-1	0.00	0.00	1.00	LT		1.00	1.00	1.00	500,000.00	500,000.00	500,000								

NASSAU COUNTY PROPERTY				PAGE 1 of 1	5
VALUATION SUMMARY					
VALUATION BY				STANDARD	
Tax Group: 5				Tax Dist:	
BUILDING MARKET VALUE				569,937	
TOTAL MARKET OB/XF VALUE				3,091	
TOTAL LAND VALUE - MARKET				500,000	
TOTAL MARKET VALUE				1,073,028	
SOH/AGL Deduction				228,154	
ASSESSED VALUE				844,874	
TOTAL EXEMPTION VALUE				0	
BASE TAXABLE VALUE				844,874	
TOTAL JUST VALUE				1,073,028	
NCON VALUE				0	
INCOME VALUE					
PREVIOUS YEAR MKT VALUE				997,864	

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1971/0925	3/27/2015	WD	U	I	30	200,000
GRANTOR: HARRIS TIMOTHY R & KR						
GRANTEE: TR HOLDINGS LLC						
1831/0910	12/19/2012	WD	Q	I	02	419,900
GRANTOR: WELLS FARGO BANK NA						
GRANTEE: HARRIS TIMOTHY R &						

BLD DATE		LGL DATE	
XF DATE	INC DATE	LAND DATE	AG DATE
		03/14/2024	MLU

BUILDING NOTES																								
UOP=[YR=1993] L17 U17 N5 W32 S5 D17 L17 S8 BAS=[YR=1993] S28E12 FST=[YR=1993] S17 FGR=[YR=1993] W9 S23 E24 N23 W3																								
SFB=[YR=1993] N17 W4 S17 E4\$ W12\$ E8 N17 W8\$ E12 S6 E8 N6 E8																								
POP=[YR=1993] S6 E8 N6 W8\$ E8 S12 E5 S3 E8 N3 E5 N40W18 N18																								
W30 S18 W18\$ E18 N18 E30 S18 E18 N8\$ PTR= E25 FUS=[YR=1993] E30 S28 W6 N8 W6 N1 W5 S9 W13 N28\$ W25 \$.																								

BUILDING DIMENSIONS																								
UOP=[YR=1993] L17 U17 N5 W32 S5 D17 L17 S8 BAS=[YR=1993] S28E12 FST=[YR=1993] S17 FGR=[YR=1993] W9 S23 E24 N23 W3																								
SFB=[YR=1993] N17 W4 S17 E4\$ W12\$ E8 N17 W8\$ E12 S6 E8 N6 E8																								
POP=[YR=1993] S6 E8 N6 W8\$ E8 S12 E5 S3 E8 N3 E5 N40W18 N18																								
W30 S18 W18\$ E18 N18 E30 S18 E18 N8\$ PTR= E25 FUS=[YR=1993] E30 S28 W6 N8 W6 N1 W5 S9 W13 N28\$ W25 \$.																								