



BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	14	WD SHINGLE 100
Roof Structure	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floor	12	HARDWOOD 60
Interior Floor	14	CARPET 40
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		2 100
Bathrooms		2 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100
Occupancy	00	NONE 100

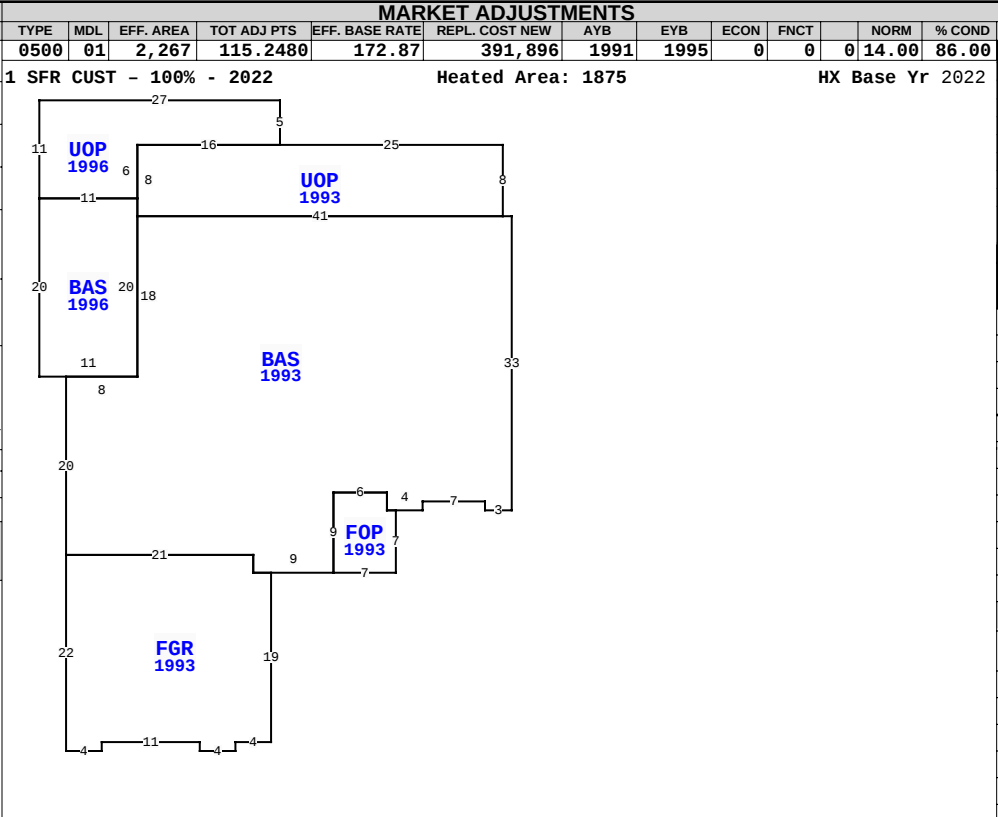
Quality	04	Quality Level 04
DOR CODE	0100	SINGLE FAMILY
MAP NUM		MKT AREA 10
NEIGHBORHOOD/LOC	10001.00	

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,655	100	1,655	246,046
BAS	220	100	220	32,707
FGR	487	55	268	39,843
FOP	61	30	18	2,676
UOP	328	20	66	9,812
UOP	201	20	40	5,947

TOTALS	2,952		2,267	337,031
EXTRA FEATURES				
L N	OB/XF CODE	DESCRIPTION	BLD CAP	L W
1	0504	FP-ELECTRI	0 100	0 0
2	0812	CONCRETE C	0 100	0 0
3	1123	CB 8"	0 100	0 0
4	0858	SCULP CONC	0 100	0 0
5	0855	CONC PAVER	0 100	0 0

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	0504	FP-ELECTRI	0 100	0 0	1.00	UT	2,000.00	2,000.00	100	1991	1991	3	70	1,400	
2	0812	CONCRETE C	0 100	0 0	1,244.00	SF	4.00	4.00	100	1991	1991	3	62	3,085	
3	1123	CB 8"	0 100	0 0	316.00	SF	6.15	6.15	100	1991	1991	3	62	1,205	
4	0858	SCULP CONC	0 100	0 0	256.00	SF	13.00	13.00	100	2010	2010	3	98	3,261	
5	0855	CONC PAVER	0 100	0 0	104.00	SF	7.00	7.00	100	2010	2010	3	91	662	

LAND DESCRIPTION			TOTAL OB/XF 9,613														
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPH FACT	% COND	TOT ADJ	UNIT PRICE	ADJ UNIT PRICE	LAND VALUE
1	000100	C	SFR	100		RSF-1	0.00	0.00	1.00	LT		1.00	1.00	1.00	450,000.00	450,000.00	450,000



40 LAUREL OAK, FERNANDINA BEACH	BLD DATE	LGL DATE	05/07/2024	MLU
	XF DATE	LAND DATE		
	INC DATE	AG DATE		

NASSAU COUNTY PROPERTY				PAGE 1 of 1	5
VALUATION SUMMARY				STANDARD	
VALUATION BY		Tax Group: 5		Tax Dist:	
BUILDING MARKET VALUE		TOTAL MARKET OB/XF VALUE		337,031	
TOTAL LAND VALUE - MARKET		TOTAL MARKET VALUE		9,613	
SOH/AGL Deduction		TOTAL LAND VALUE - MARKET		450,000	
ASSESSED VALUE		TOTAL MARKET VALUE		796,644	
TOTAL EXEMPTION VALUE		SOH/AGL Deduction		185,788	
BASE TAXABLE VALUE		ASSESSED VALUE		610,856	
TOTAL JUST VALUE		TOTAL EXEMPTION VALUE		50,000	
NCON VALUE		BASE TAXABLE VALUE		560,856	
INCOME VALUE		TOTAL JUST VALUE		796,644	
PREVIOUS YEAR MKT VALUE		NCON VALUE		0	
		INCOME VALUE			
		PREVIOUS YEAR MKT VALUE		681,847	

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B9602593	ADDITION	20,900	02/01/1996

SALES DATA					
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD
2474/1444	6/28/2021	WD	Q	I	01
GRANTOR: YATES WILLIAM M					SALE PRICE
GRANTEE: RUSSELL ROBERT C JR					769,000
GRANTOR: HOWARD CHARLES SR					
GRANTEE: YATES WM & PEGGY					

BUILDING NOTES									
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BUILDING DIMENSIONS									
BAS=[YR=1993] W1 UOP=[YR=1993] N8 W25 UOP=[YR=1996] N5 W27									
S11 BAS=[YR=1996] S20 E11 N20 W11 \$ E11 N6 E16 \$ W16 S8 E41 \$									
W41 S18 W8 S20 FGR=[YR=1993] S22 E4 N1 E11 S1 E4 N1 E4 N19 W2									
N2 W21 \$ E21 S2 E9 FOP=[YR=1993] E7 N7 W1 N2 W6 S9 \$ N9 E6 S2									
E4 N1 E7 S1 E3 N33 \$.									