



BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	10	ABOVE AVG 100
Roof Structur	08	IRREGULAR 100
Roof Cover	12	MODULAR MT 100
Interior Wall	05	DRYWALL 100
Interior Floo	12	HARDWOOD 80
Interior Floo	11	CLAY TILE 20
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		3 100
Frame	03	MASONRY 100
Stories	2.	2. 100
Units		0 100

Quality	03	Quality Level 03
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
BAL	108	15	16	3,276
BAS	1,246	100	1,246	255,109
FAT	424	20	85	17,403
FGR	941	55	518	106,056
FOP	278	30	83	16,993
FST	266	55	146	29,893
FUS	1,187	100	1,187	243,029
STP	10	10	1	205
STR	100	10	10	2,048
UOP	80	20	16	3,276
TOTALS	4,640		3,308	677,287

EXTRA FEATURES											
L N	OB/XF CODE	DESCRIPTION	BLD CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE	ORIG COND	YEAR ON
1	0825	BRICK	0 100	0	0	1,399.00	SF	12.50	12.50	100	2019

MARKET ADJUSTMENTS											
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
0500	11	3,308	138.5722	207.86	687,601	2019	2019	0	0	1.50	98.50
1 SFR CUST - 100% - 2022											
Heated Area: 2518											
HX Base Yr 2022											
4 SPOTTED SANDPIPER RD, FERNANDINA BEACH											
BLD DATE: 03/14/2024 MLU											

NASSAU COUNTY PROPERTY			
VALUATION SUMMARY			PAGE 1 of 1
VALUATION BY			STANDARD
Tax Group: 5			Tax Dist:
BUILDING MARKET VALUE			677,287
TOTAL MARKET OB/XF VALUE			17,313
TOTAL LAND VALUE - MARKET			400,000
TOTAL MARKET VALUE			1,094,600
SOH/AGL Deduction			391,484
ASSESSED VALUE			703,116
TOTAL EXEMPTION VALUE			50,000
BASE TAXABLE VALUE			653,116
TOTAL JUST VALUE			1,094,600
NCON VALUE			0
INCOME VALUE			
PREVIOUS YEAR MKT VALUE			1,024,187

PERMIT NUM	DESCRIPTION	AMT	ISSUED
19012977	CO ISSUED	0	12/26/2019
B1810363	NEW CONSTR	349,967	10/12/2018

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2430/0989	1/29/2021	WD	Q	I	01	799,000
GRANTOR: WILDE DAVID & MARLO						
GRANTEE: SMITH JAMES B & DIA						
2186/1201	3/29/2018	WD	Q	V	01	150,000
GRANTOR: WILSON RICHARD M & MA						
GRANTEE: WILDE DAVID & MARLO						

BUILDING NOTES											
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BUILDING DIMENSIONS											
FGR=[YR=2019] W1 N6 UOP=[YR=2019] N8 W10S8 E10\$ W16 BAS=[YR=2019] W13 STP=[YR=2019] N1W10 S1 FOP=[YR=2019] W12 S32 E10 N7 W6 N19 E18 N6 W10\$ E10\$ S6 W18S19 E6 S32 E4 S2 E8 N2 E4 N25 E3 N8 E8 N18 W2 N6\$ S6 E2 S18 W8 S8 W3 S19 E14 N7 E11 N19 E1N19\$ PTR=E15 BAL=[YR=2019] E18 FUS=[YR=2019] E13 S6 E3 FST=[YR=2019] E14 S19 W1 FAT=[YR=2019] S19 W25 N12 STR=[YR=2019] W7 N7 E12 S3 E4 S4 W9\$ E9 N4 W4 N3 E20\$ W13 N19\$ S19 W19 S7 E7 S25 W16 N32 W6 N19 E18 N6\$ S6 W18 N6\$ W15\$.											

LAND DESCRIPTION											
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T
1	000100	C	SFR	100		RSF-1	0.00	0.00	1.00	LT	1.00

TOTAL OB/XF											
17,313											
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T
1	000100	C	SFR	100		RSF-1	0.00	0.00	1.00	LT	1.00