



BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	10	ABOVE AVG 100
Roof Structure	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floor	14	CARPET 70
Interior Floor	11	CLAY TILE 30
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		2 100
Bathrooms		2.5 100
Frame	02	WOOD FRAME 100
Stories		1. 100
Units		0 100
BUD8 Adjustme	05	DIST 1A 100
Occupancy	00	NONE 100

Quality	04	Quality Level 04
DOR CODE	0100	SINGLE FAMILY

MAP NUM		MKT AREA	10
---------	--	----------	----

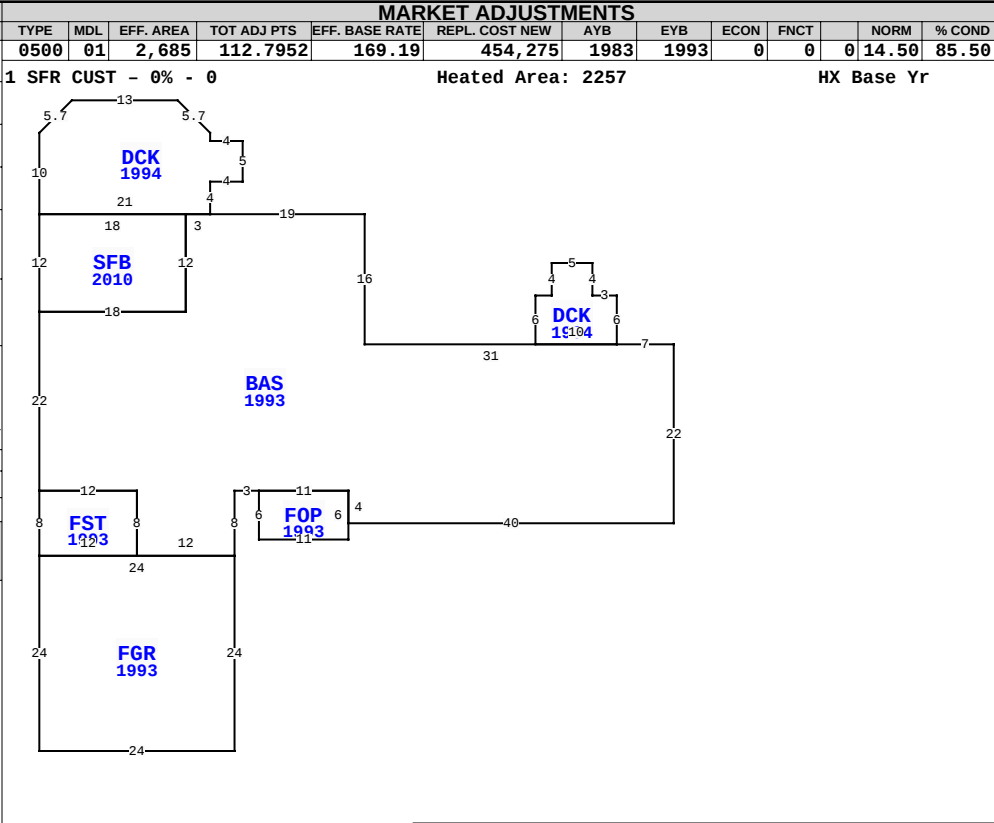
NEIGHBORHOOD/LOC	10001.00
------------------	----------

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	2,084	100	2,084	301,466
DCK	80	10	8	1,158
DCK	298	10	30	4,340
FGR	576	55	317	45,856
FOP	66	30	20	2,893
FST	96	55	53	7,667
SFB	216	80	173	25,026

TOTALS	3,416		2,685	388,405
--------	-------	--	-------	---------

EXTRA FEATURES									
L N	OB/XF CODE	DESCRIPTION	BLD	CAP	L	W	UNITS	UT	Adj R
1	0504	FP-ELECTRI	0	0	0	0	1.00	UT	2,000.00
2	0811	CONCRETE B	0	0	0	0	1,562.00	SF	5.20
3	0850	PEBBLE WLK	0	0	0	0	226.00	SF	3.50
4	0850	PEBBLE WLK	0	0	0	0	75.00	SF	3.50
5	0820	WOOD WALK	0	0	0	0	104.00	SF	11.75

LAND DESCRIPTION									
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS
1	000140	C	SFR GOLF A	0		RSF-1	0.00	0.00	1.00



91 OYSTER CATCHER CT, FERNANDINA BEACH	BLD DATE	LGL DATE	05/07/2024	MLU
	XF DATE	LAND DATE		
	INC DATE	AG DATE		

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	0	0	0	1.00	UT	2,000.00	2,000.00	100	1983	1983	3	54	1,080	
2	0811	CONCRETE B	0	0	0	0	1,562.00	SF	5.20	5.20	100	1983	1983	3	41	3,330	
3	0850	PEBBLE WLK	0	0	0	0	226.00	SF	3.50	3.50	100	1983	1983	3	41	324	
4	0850	PEBBLE WLK	0	0	0	0	75.00	SF	3.50	3.50	100	1983	1983	3	41	108	
5	0820	WOOD WALK	0	0	0	0	104.00	SF	11.75	11.75	100	1990	1990	3	40	489	

TOTAL OB/XF														5,331	
LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPH FACT	% COND	TOT ADJ	UNIT PRICE	ADJ UNIT PRICE	LA VAL				
RSF-1	0.00	0.00	1.00	LT		1.00	1.00	1.00	650,000.00	650,000.00	6				

NASSAU COUNTY PROPERTY		PAGE 1 of 1	5
VALUATION SUMMARY			
VALUATION BY		STANDARD	
Tax Group: 5		Tax Dist:	
BUILDING MARKET VALUE		388,405	
TOTAL MARKET OB/XF VALUE		5,331	
TOTAL LAND VALUE - MARKET		650,000	
TOTAL MARKET VALUE		1,043,736	
SOH/AGL Deduction		292,956	
ASSESSED VALUE		750,780	
TOTAL EXEMPTION VALUE		0	
BASE TAXABLE VALUE		750,780	
TOTAL JUST VALUE		1,043,736	
NCON VALUE		0	
INCOME VALUE			
PREVIOUS YEAR MKT VALUE		976,789	

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA							
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE	
2254/1113	2/08/2019	WD	Q	I	01	605,000	
GRANTOR: KIDD C WILLIAM & JEAN							
GRANTEE: TRIBUZIO DOMINIQUE							
1015/0492	10/23/2001	WD	Q	I		440,000	
GRANTOR: SCHMITT EDWARD G & SA							
GRANTEE: KIDD C WILLIAM & JE							

BUILDING NOTES									

BUILDING DIMENSIONS									
BAS=[YR=1993] W7 DCK=[YR=1994] N6 W3 N4 W5 S4 W2 S6 E10\$ W31 N16 W19 DCK=[YR=1994] N4 E4N5W4 N1 U4 L4 W13 D4 L4 S10 SFB=[YR=2010] S12 E18 N12 W18 \$ E21 \$W3 S12 W18 S22 FST=[YR=1993] S8 FGR=[YR=1993] S24 E24 N24 W24 \$E12 N8 W12 \$ E12 S8 E12 N8 E3 FOP=[YR=1993] S6 E11 N6 W11 \$ E11 S4 E40 N22 \$.									