



BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	16	WD FR STUC 100
Roof Structur	08	IRREGULAR 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 90
Interior Wall	08	DECORATIVE 10
Interior Floo	12	HARDWOOD 80
Interior Floo	14	CARPET 20
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms	4	100
Bathrooms	4	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

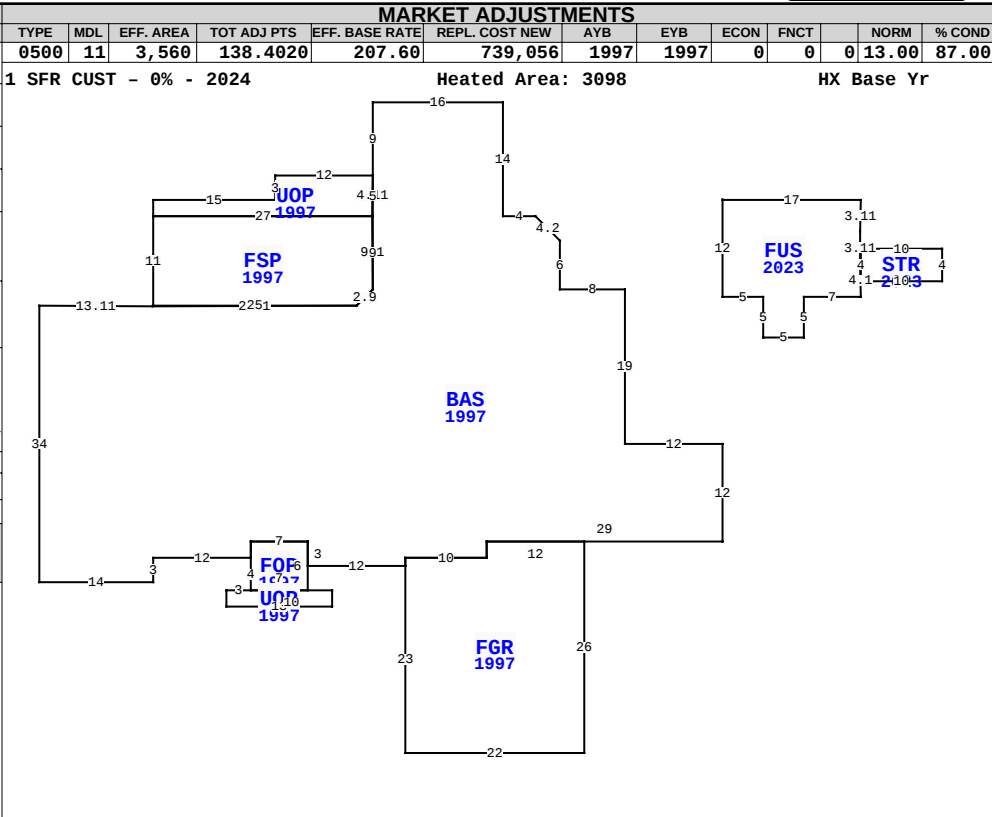
MAP NUM		MKT AREA	10
NEIGHBORHOOD/LOC	10001.00		

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	2,871	100	2,871	518,537
FGR	552	55	304	54,906
FOP	42	30	13	2,348
FSP	295	40	118	21,312
FUS	227	100	227	40,999
STR	40	10	4	722
UOP	26	20	5	903
UOP	90	20	18	3,251

TOTALS	4,143		3,560	642,979
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EXTRA FEATURES									
L N	OB/XF CODE	DESCRIPTION	BLD	CAP	L	W	UNITS	UT	Adj R
1	0855	CONC PAVER	0	0	0	0	1,695.00	SF	7.00
2	0825	BRICK	0	0	0	0	40.00	SF	12.50
3	0810	CONCRETE A	0	0	0	0	69.00	SF	6.50
4	1126	CB/STC 8"	0	0	0	0	84.00	SF	8.00

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



101 WOOD IBIS, 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	0855	CONC PAVER	0	0	0	0	1,695.00	SF	7.00	7.00	100	2014	2014	3	95	11,272	
2	0825	BRICK	0	0	0	0	40.00	SF	12.50	12.50	100	1997	1997	3	92	460	
3	0810	CONCRETE A	0	0	0	0	69.00	SF	6.50	6.50	100	1997	1997	3	73	327	
4	1126	CB/STC 8"	0	0	0	0	84.00	SF	8.00	8.00	100	1997	1997	3	73	491	

TOTAL OB/XF										12,550							
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	000140	C	SFR GOLF A	0		RSF-1	0.00	0.00	1.00	LT		1.00	1.00	1.00	650,000.00	650,000.00	650,000

NASSAU COUNTY PROPERTY		PAGE 1 of 1	5
VALUATION SUMMARY			
VALUATION BY		STANDARD	
Tax Group: 5		Tax Dist:	
BUILDING MARKET VALUE		642,979	
TOTAL MARKET OB/XF VALUE		12,550	
TOTAL LAND VALUE - MARKET		650,000	
TOTAL MARKET VALUE		1,305,529	
SOH/AGL Deduction		0	
ASSESSED VALUE		1,305,529	
TOTAL EXEMPTION VALUE		0	
BASE TAXABLE VALUE		1,305,529	
TOTAL JUST VALUE		1,305,529	
NCON VALUE		0	
INCOME VALUE			
PREVIOUS YEAR MKT VALUE		1,101,258	

PERMIT NUM	DESCRIPTION	AMT	ISSUED
M1318526	H/AC	0	07/01/2013
B9703885	NEW CONSTR	265,000	04/01/1997

SALES DATA									
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE			
2676/1073	10/30/2023	WD	Q	I	01	1,595,000			
GRANTOR:DI BLASIO MARY ANN RE									
GRANTEE:DICK ROBERT & SUZAN									
1863/0520	6/13/2013	WD	U	I	30	100			
GRANTOR:DI BLASIO MARY ANN									
GRANTEE:DI BLASIO MARY ANN									

BUILDING NOTES									
BAS=[YR=1997;ORIG=0,0] W12 N19 W8 N6 U3L3 W4 N14 W16 S9 D4.11L0.1 D9.1R0.1 D2L2 D0.1L25.1 U0.1L13.11 S34 E14 N3 E12 N2 E7 S3 E12 N1 E10 N2 E29 N12 \$									
FGR=[YR=1997;ORIG=-39,15] S23 E22 N26 W12 S2 W10 S1 \$									
FSP=[YR=1997;ORIG=-70,-28] S11 E25 U2R2 N9 W27 \$									
FUS=[YR=2023;ORIG=0,-30] E17 D3.11L0.1 S3.11 D4.1R0.1 W7 S5 W5 N5 W5 N12 \$									
UOP=[YR=1997;ORIG=-43,-33] W12 S3 W15 S2 E27 N5 \$									
FOP=[YR=1997;ORIG=-58,14] S4 E7 N6 W7 S2 \$									
STR=[YR=2023;ORIG=17,-24] E10 S4 W10 N4 \$									
UOP=[YR=1997;ORIG=-58,18] W3 S2 E13 N2 W10 \$									