



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 100
Interior Floo	11	CLAY TILE 70
Interior Floo	14	CARPET 30
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		4 100
Bathrooms		3 100
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
		04
NEIGHBORHOOD/LOC	4043.00	

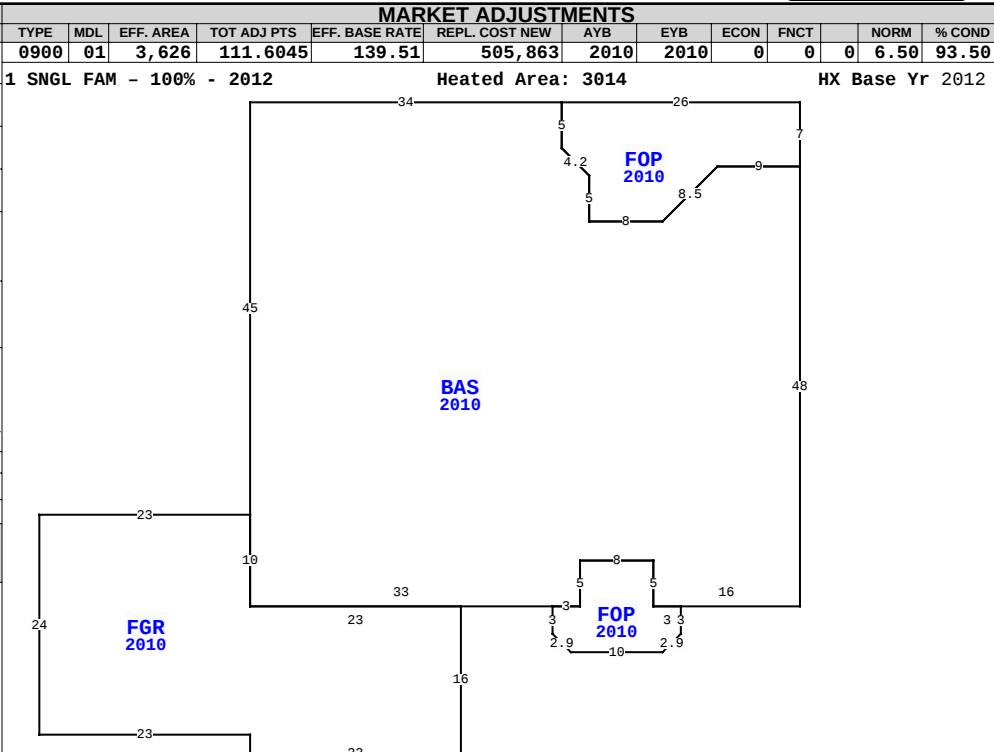
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	3,014	100	3,014	393,152
FGR	920	55	506	66,004
FOP	106	30	32	4,174
FOP	247	30	74	9,653

TOTALS	4,287		3,626	472,982
--------	-------	--	-------	---------

EXTRA FEATURES									
L N	OB/XF CODE	DESCRIPTION	BLD CAP	L	W	UNITS	UT	Adj R	NOTES
1	0855	CONC PAVER	0 100	0	0	1,510.00	SF	10.00	
2	0855	CONC PAVER	0 100	0	0	730.00	SF	10.00	
3	0861	POOL GUNIT	0 100	27	0	375.00	SF	85.00	
4	0911	SCRN RM A	0 100	0	0	1,334.00	SF	17.50	

LAND DESCRIPTION									
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS
1	000116	C	SFR MARSH	100		PUD	0.00	0.00	1.00

REVIEW DATE	01/06/2023	BY	NWA
-------------	------------	----	-----



85052 BARSONAGE CT, FERNANDINA BEACH	BLD DATE 03/29/2023 NW	LGL DATE
	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	0 100	0	0	1,510.00	SF	10.00	10.00	100	2010	2010	3	91	13,741	
2	0855	CONC PAVER	0 100	0	0	730.00	SF	10.00	10.00	100	2010	2010	3	91	6,643	
3	0861	POOL GUNIT	0 100	27	0	375.00	SF	85.00	85.00	100	2010	2010	3	60	19,125	
4	0911	SCRN RM A	0 100	0	0	1,334.00	SF	17.50	17.50	100	2010	2010	3	45	10,505	

TOTAL OB/XF												50,014	
LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPH FACT	% COND	TOT ADJ	UNIT PRICE	ADJ UNIT PRICE	LAND VALUE		
PUD	0.00	0.00	1.00	LT		1.00	1.00	1.00	127,500.00	127,500.00	127,500.00		

Total Acres: 0.00	Total Land Value: 127,500	Market: 0	Agricultural: 0	Common: 127,500
-------------------	---------------------------	-----------	-----------------	-----------------

NASSAU COUNTY PROPERTY										PAGE 1 of 1									
VALUATION SUMMARY										4									
VALUATION BY										STANDARD									
Tax Group: 4										Tax Dist:									
BUILDING MARKET VALUE										472,982									
TOTAL MARKET OB/XF VALUE										50,014									
TOTAL LAND VALUE - MARKET										127,500									
TOTAL MARKET VALUE										650,496									
SOH/AGL Deduction										223,176									
ASSESSED VALUE										427,320									
TOTAL EXEMPTION VALUE										HX HB WR 55,000									
BASE TAXABLE VALUE										372,320									
TOTAL JUST VALUE										650,496									
NCON VALUE										0									
INCOME VALUE																			
PREVIOUS YEAR MKT VALUE										631,902									

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B24360	XFOB	20,103	02/01/2011
B23770	CO ISSUED	0	12/17/2010
E22948	NEW CONSTR	0	09/01/2010
M15629	H/AC	0	09/01/2010
E22784	NEW CONSTR	0	07/01/2010
P14381	NEW CONSTR	0	07/01/2010

SALES DATA							
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE	
2655/27	7/02/2023	LE	U	I	11		100
GRANTOR: HOLMES WILLIAM DONALD							
GRANTEE: SNELLER KIMBERLY A							
2654/93	7/01/2023	TD	U	I	11		100
GRANTOR: HOLMES WILLIAMS DONAL							
GRANTEE: HOLMES WILLIAM DONA							

BUILDING NOTES									
BUILDING DIMENSIONS									
FOP=[YR=2010] W26 BAS=[YR=2010] W34 S45 FGR=[YR=2010] W23 S24 E23 S2 E23 N16 W23 N10 \$ S10 E33 FOP=[YR=2010] S3 D2 R2 E10 U2 R2 N3 W3 N5 W8 S5 W3 \$ E3 N5 E8 S5 E16 N48 W9 D6 L6 W8 N5 U3 L3 N5 \$ S5 D3 R3 S5 E8 U6 R6 E9 N7 \$.									