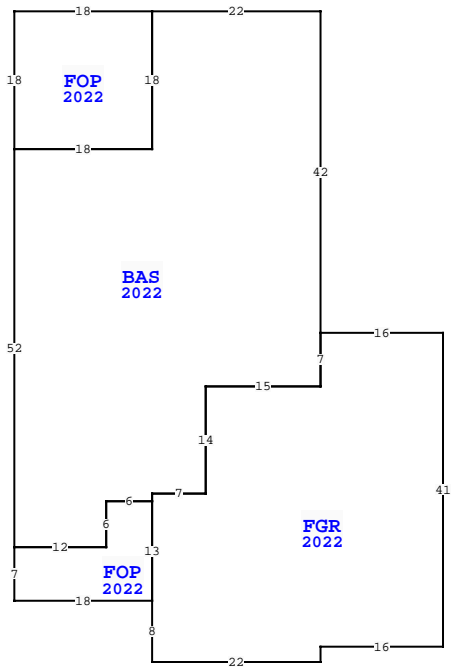




BUILDING CHARACTERISTICS		CONSTRUCTION	
ELEMENT	CD		
Exterior Wall	31	HARDIE BRD	100
Roof Structur	08	IRREGULAR	100
Roof Cover	03	COMP SHNGL	100
Interior Wall	05	DRYWALL	100
Interior Floo	14	CARPET	70
Interior Floo	13	LVT/LAMNT	30
Air Condition	03	CENTRAL	100
Heating Type	04	AIR DUCTED	100
Bedrooms		4	100
Bathrooms		2	100
Frame	02	WOOD FRAME	100
Stories	1.	1.	100
Units		0	100
Occupancy	00	NONE	100
Quality	06	Quality Level	06
DOR CODE	0100	SINGLE FAMILY	
MAP NUM		MKT AREA	04
NEIGHBORHOOD/LOC	4077.00		
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA
BAS	2,076	100	2,076
FGR	1,350	55	742
FOP	162	30	49
FOP	324	30	97
TOTALS	3,912		2,964
			438,968

MARKET ADJUSTMENTS											
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
0900	01	2,964	118.4776	148.10	438,968	2022	2022	0	0	0.00	100.00
1 SNGL FAM - 100% - 2023										Heated Area: 2076	
										HX Base Yr 2023	



NASSAU COUNTY PROPERTY		PAGE 1 of 1	
VALUATION SUMMARY			
VALUATION BY		STANDARD	
Tax Group: 4		Tax Dist:	
BUILDING MARKET VALUE			438,968
TOTAL MARKET OB/XF VALUE			57,186
TOTAL LAND VALUE - MARKET			200,000
TOTAL MARKET VALUE			696,154
SOH/AGL Deduction			124,915
ASSESSED VALUE			571,239
TOTAL EXEMPTION VALUE	HX HB		50,000
BASE TAXABLE VALUE			521,239
TOTAL JUST VALUE			696,154
NCON VALUE			50,800
INCOME VALUE			
PREVIOUS YEAR MKT VALUE			505,281

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B240004237	ADDITION BACK PAT	120,000	04/12/2024
22018939	SWIM POOL	86,968	12/30/2022
22013398	CO ISSUED	0	08/31/2022
21008616	NEW CONSTR	351,563	09/01/2021

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2625/0148	2/22/2023	WD	U	I	11	100
GRANTOR: VOSS FREDERICK & CIND						
GRANTEE: WHITE LINDSEY BROOK						
2589/1235	8/31/2022	WD	Q	I	01	611,900
GRANTOR: RIVERSIDE HOMES OF NO						
GRANTEE: VOSS FREDERICK & CI						

EXTRA FEATURES										
L N	OB/XF CODE	DESCRIPTION	BLD CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE	ORIG COND
1	0811	CONCRETE B	0	100	0	1,228.00	SF	5.20	5.20	100
2	0861	POOL GUNIT	0	100	16	480.00	SF	85.00	85.00	100
3	0855	CONC PAVER	0	100	0	1,000.00	SF	10.00	10.00	100

TOTAL OB/XF										
L N	OB/XF CODE	DESCRIPTION	BLD CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE	ORIG COND
85360 STONEHURST PKWY, FERNANDINA BEACH										
BLD DATE: 05/17/2024 MLU										
LGL DATE: 05/17/2024 MLU										
LAND DATE: 05/17/2024 MLU										
AG DATE: 05/17/2024 MLU										
INC DATE: 05/17/2024 MLU										
TOTAL OB/XF VALUE: 57,186										

BUILDING NOTES									
BAS=[YR=2022;ORIG=0,0] W22 S18 W18 S52 E12 N6 E6 N1 E7 N14 E15 N7 N42 \$									
FGR=[YR=2022;ORIG=-22,77] S8 E22 N2 E16 N41 W16 S7 W15 S14 W7 S1 S13 \$									
FOP=[YR=2022;ORIG=-22,0] W18 S18 E18 N18 \$									
FOP=[YR=2022;ORIG=-40,70] S7 E18 N13 W6 S6 W12 \$									

BUILDING DIMENSIONS									
BAS=[YR=2022;ORIG=0,0] W22 S18 W18 S52 E12 N6 E6 N1 E7 N14 E15 N7 N42 \$									
FGR=[YR=2022;ORIG=-22,77] S8 E22 N2 E16 N41 W16 S7 W15 S14 W7 S1 S13 \$									
FOP=[YR=2022;ORIG=-22,0] W18 S18 E18 N18 \$									
FOP=[YR=2022;ORIG=-40,70] S7 E18 N13 W6 S6 W12 \$									

LAND DESCRIPTION										TOTAL OB/XF														
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	OTHER ADJUSTMENTS AND NOTES	YEAR	DENSITY	DECL	FRZ	YR	CONSRV
1	000116	C	SFR MARSH	100		PUD	0.00	0.00	1.00	LT		1.00	1.00	1.00	200,000.00	200,000.00	200,000							