



BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	31	HARDIE BRD 100
Roof Structur	03	GABLE/HIP 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		3 100
Bathrooms		2.5 100
Frame	02	WOOD FRAME 100
Stories	0	0 100
Units	0	0 100
Occupancy	00	NONE 100

Quality	03	Quality Level 03
DOR CODE	0100	SINGLE FAMILY

MAP NUM		MKT AREA	04
---------	--	----------	----

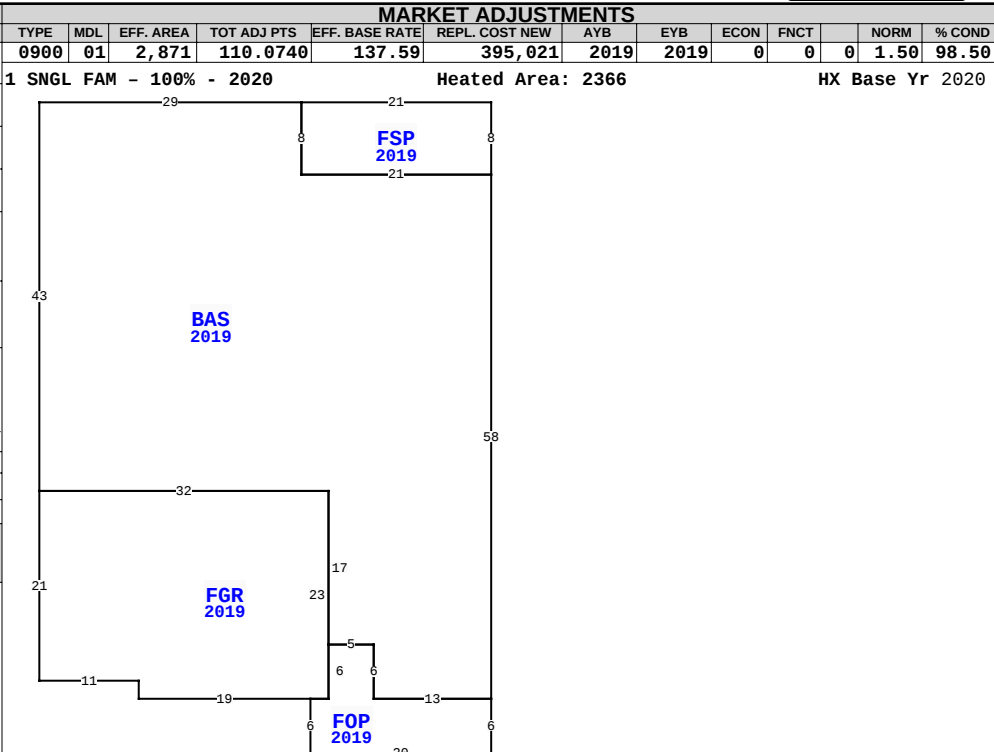
NEIGHBORHOOD/LOC	4085.00
------------------	---------

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	2,366	100	2,366	320,655
FGR	714	55	393	53,262
FOP	150	30	45	6,099
FSP	168	40	67	9,081

TOTALS	3,398		2,871	389,096
--------	-------	--	-------	---------

EXTRA FEATURES											
L N	OB/XF CODE	DESCRIPTION	BLD CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE	ORIG COND	YEAR ON
1	0855	CONC PAVER	0 100	0	0	1,425.00	SF	10.00	10.00	100	2019
2	0911	SCRN RM A	0 100	15	21	315.00	SF	21.88	21.88	100	2021
3	0855	CONC PAVER	0 100	0	0	315.00	SF	10.00	10.00	100	2021

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	000133	C	SFR LAKE	100		PUD	0.00	0.00	1.00	LT	1.00



BLD DATE		LGL DATE	
XF DATE		LAND DATE	06/13/2023
INC DATE		AG DATE	MLU

85041 WILLISTON CT, FERNANDINA BEACH

TOTAL OB/XF											
23,492											

NASSAU COUNTY PROPERTY			
VALUATION SUMMARY			PAGE 1 of 1
VALUATION BY			STANDARD
Tax Group: 4			Tax Dist:
BUILDING MARKET VALUE			389,096
TOTAL MARKET OB/XF VALUE			23,492
TOTAL LAND VALUE - MARKET			75,000
TOTAL MARKET VALUE			487,588
SOH/AGL Deduction			154,022
ASSESSED VALUE			333,566
TOTAL EXEMPTION VALUE			50,000
BASE TAXABLE VALUE			283,566
TOTAL JUST VALUE			487,588
NCON VALUE			0
INCOME VALUE			
PREVIOUS YEAR MKT VALUE			470,457

PERMIT NUM	DESCRIPTION	AMT	ISSUED
21000526	SCRN ENCL	20,729	01/19/2021
19007608	CO ISSUED	0	07/17/2019
19000449	NEW CONSTR	329,782	01/15/2019

SALES DATA					
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD
2612/0011	11/17/2022	QC	U	I	11
GRANTOR: GARCIA KAREN ANDREONE					
GRANTEE: GARCIA CASSIANO TAD					
2296/0406	8/07/2019	SW	Q	I	01
GRANTOR: AVH NORTH FLORIDA LLC					
GRANTEE: GARCIA CASSIANO T &					

BUILDING NOTES											
----------------	--	--	--	--	--	--	--	--	--	--	--

BUILDING DIMENSIONS											
FSP=[YR=2019] W21 BAS=[YR=2019] W29 S43 FGR=[YR=2019] S21 E11 S2 E19 FOP=[YR=2019] S6 E20 N6 W13 N6 W5 S6 W2\$ E2 N23 W32\$ E32 S17 E5 S6 E13 N58 W21 N8\$ S8 E21 N8\$.											