

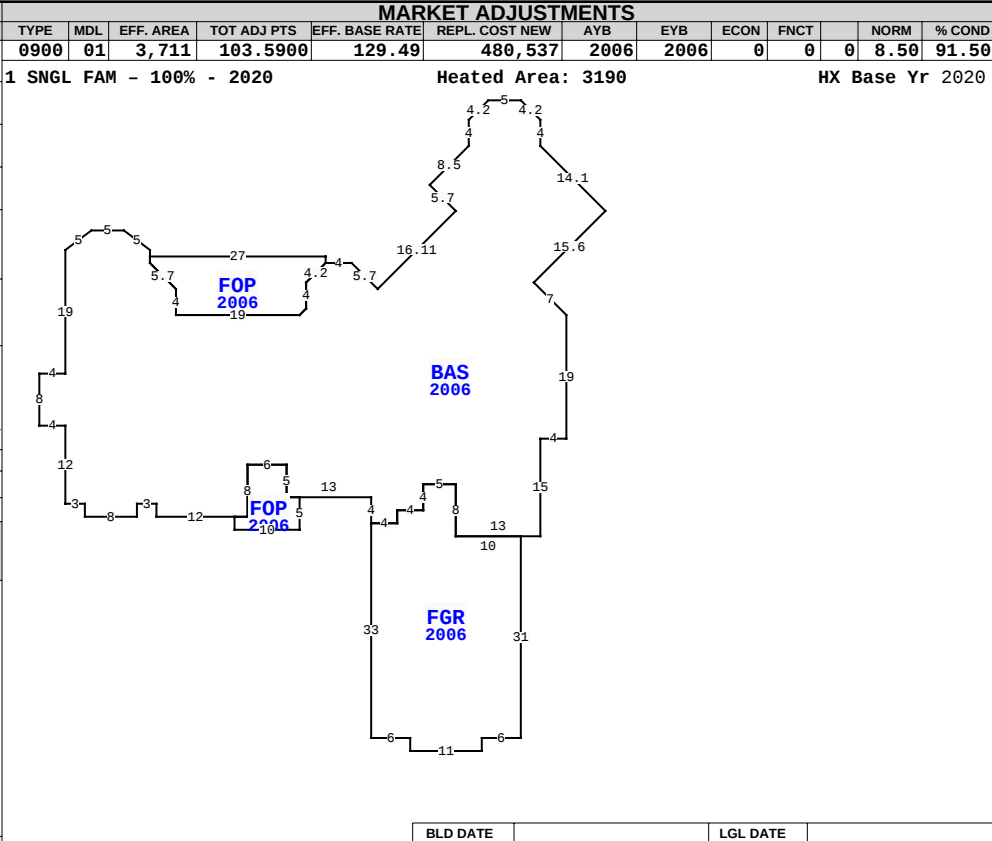


BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	16	WD FR STUC 90
Exterior Wall	21	STONE 10
Roof Structur	08	IRREGULAR 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 60
Interior Floo	15	HARDTILE 40
Air Condition	03	CENTRAL 100
Heating Type	04	AIR 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	03	Quality Level 03
DOR CODE	0100	SINGLE FAMILY
MAP NUM		MKT AREA 04
NEIGHBORHOOD/LOC	4042.00	

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	3,190	100	3,190	377,962
FGR	799	55	439	52,014
FOP	74	30	22	2,607
FOP	199	30	60	7,109
TOTALS	4,262		3,711	439,691

EXTRA FEATURES											
L N	OB/XF CODE	DESCRIPTION	BLD	CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE	NOTES
1	0810	CONCRETE A	0	100	0	0	1,665.00	SF	6.50	6.50	
2	0911	SCRN RM A	0	100	0	0	667.00	SF	17.50	17.50	
3	0861	POOL GUNIT	0	100	0	0	336.00	SF	85.00	85.00	
4	0871	POOL HTR R	0	100	0	0	1.00	UT	4,000.00	4,000.00	
5	0845	KOOL DECK	0	100	0	0	331.00	SF	14.50	14.50	



95006 LANTANA CT, FERNANDINA BEACH	BLD DATE	LGL DATE	04/18/2024	MLU
	XF DATE	LAND DATE		
	INC DATE	AG DATE		

NASSAU COUNTY PROPERTY			
VALUATION SUMMARY		PAGE 1 of 1	
VALUATION BY	STANDARD		
Tax Group: 4	Tax Dist:		
BUILDING MARKET VALUE		439,691	
TOTAL MARKET OB/XF VALUE		30,390	
TOTAL LAND VALUE - MARKET		165,000	
TOTAL MARKET VALUE		635,081	
SOH/AGL Deduction		180,458	
ASSESSED VALUE		454,623	
TOTAL EXEMPTION VALUE	HX HB VX	55,000	
BASE TAXABLE VALUE		399,623	
TOTAL JUST VALUE		635,081	
NCON VALUE		0	
INCOME VALUE			
PREVIOUS YEAR MKT VALUE		651,308	

PERMIT NUM	DESCRIPTION	AMT	ISSUED
M2003739	H/AC	6,049	05/01/2020
B18761	XF0B	13,300	11/01/2006
M11715	MECH OTHER	0	07/01/2006
C0617697	CO ISSUED	445,000	05/01/2006
P11122	OTHER	0	05/01/2006
R09259	REPAIR/RRF	17,500	05/01/2006

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2573/1926	6/24/2022	QC	U	I	11	100
GRANTOR: MASFERRER MAURICIO &						
GRANTEE: MASFERRER MAURICIO						
2232/1803	10/19/2018	WD	Q	I	02	500,000
GRANTOR: JAKOBER ROBERT W						
GRANTEE: MASFERRER MAURICIO						

BUILDING NOTES											
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BUILDING DIMENSIONS											
BAS=[YR=2006] N15E4N19 L5 U5 R11 U11 U10 L10 N4 U3 L3 W5 D3 L3 S4 L6 D6 D4 R4 D12 L12 U4 L4 W4 FOP=[YR=2006] N1W27S1 D4 R4 S4 E19 U1 R1 N4 R3 U3 S D3 L3 S4 D1 L1 W19N4 U4 L4 N2 L4 U3 W5 D3 L4 S19 W4S8E4S12E3S2E8 N2 E3S2 E12FOP=[YR=2006] S2E10N5W2N5 W6S8W2E2N8E6S5E13S4 FGR=[YR=2006] S33 E6S2E11N2E6N31W10N8W5S4W4 S2W4\$ E4N2E4N4E5S8E13\$.											

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	000140	C	SFR GOLF A	100		PUD	0.00	0.00	1.00	LT	

TOTAL OB/XF											

TOTAL ADJ											

UNIT PRICE											

ADJ UNIT PRICE											

LAND VALUE											

OTHER ADJUSTMENTS AND NOTES											

YEAR											

DENSITY											

DECL											

FRZ											

YR											

CONSRV											