



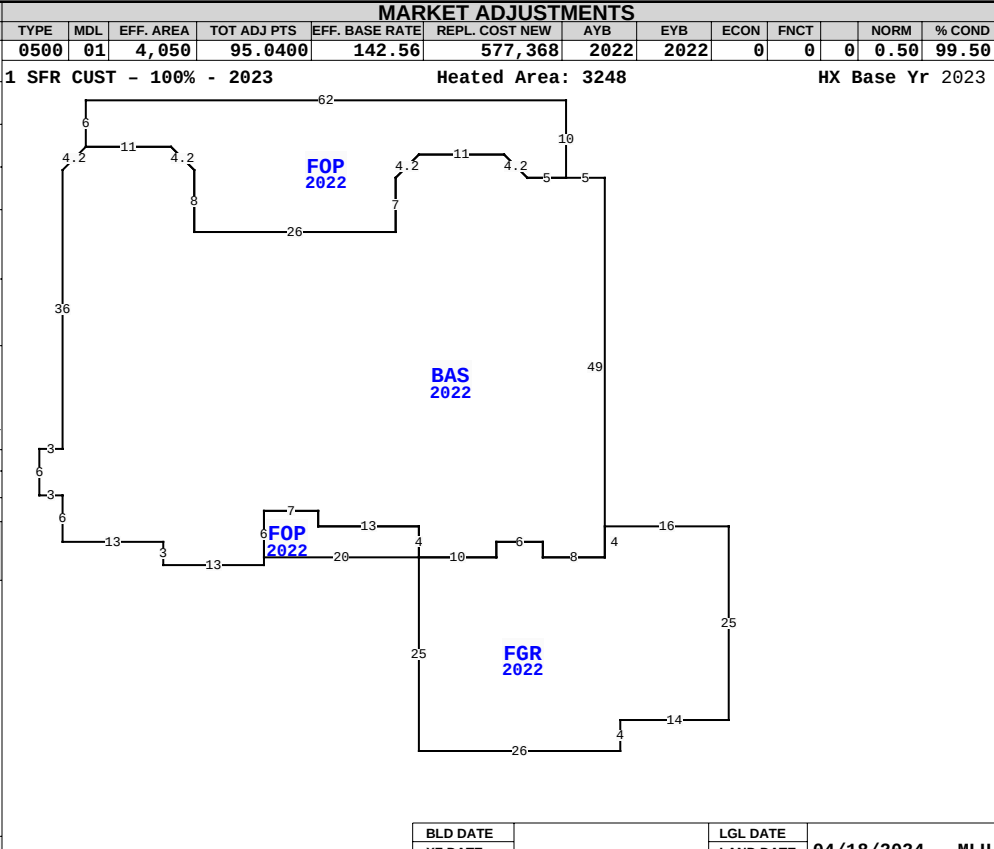
BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	16	WD FR STUC 100
Roof Structur	04	WOOD TRUSS 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floop	13	LVT/LAMMT 100
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2.5 100
Frame	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	3,248	100	3,248	460,720
FGR	1,020	55	561	79,576
FOP	94	30	28	3,972
FOP	709	30	213	30,213
TOTALS	5,071		4,050	574,481

EXTRA FEATURES									
L N	OB/XF CODE	DESCRIPTION	BLD CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE
1	0504	FP-ELECTRI	0 100	0	0	1.00	UT	2,000.00	2,000.00
2	0855	CONC PAVER	0 100	0	0	1,370.00	SF	10.00	10.00
3	0855	CONC PAVER	0 100	0	0	120.00	SF	10.00	10.00

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	100		PUD	0.00	0.00	1.00



95008 LANTANA CT, FERNANDINA BEACH									
BLD DATE									
XF DATE									
INC DATE									
LGL DATE									
LAND DATE									
AG DATE									
04/18/2024 MLU									

TOTAL OB/XF									
16,900									
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS
1	000140	C	SFR GOLF A	100		PUD	0.00	0.00	1.00

NASSAU COUNTY PROPERTY									
PAGE 1 of 1									
VALUATION SUMMARY									
VALUATION BY					STANDARD				
Tax Group: 4					Tax Dist:				
BUILDING MARKET VALUE					574,481				
TOTAL MARKET OB/XF VALUE					16,900				
TOTAL LAND VALUE - MARKET					165,000				
TOTAL MARKET VALUE					756,381				
SOH/AGL Deduction					55,577				
ASSESSED VALUE					700,804				
TOTAL EXEMPTION VALUE					HX HB 50,000				
BASE TAXABLE VALUE					650,804				
TOTAL JUST VALUE					756,381				
NCON VALUE					0				
INCOME VALUE									
PREVIOUS YEAR MKT VALUE					680,392				

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B2105661	NEW CONSTR	500,602	05/04/2021

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2411/0671	11/20/2020	SW	Q	V	01	135,000
GRANTOR: AKEL FRED A & KIBBEE						
GRANTEE: KOHLER CHRISTOPHER						
1328/1554	6/27/2005	WD	Q	V		169,800
GRANTOR: AMELIA NATIONAL ENTER						
GRANTEE: AKEL FRED A & KIBBEE						

BUILDING NOTES									
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BUILDING DIMENSIONS									
BAS=[YR=2022] W5 FOP=[YR=2022] N10 W62 S6 E11 D3 R3 S8 E26 N7 U3 R3 E11 D3 R3 E5\$ W5 U3 L3 W11 D3 L3 S7 W26 N8 U3 L3 W11 D3 L3 S36 W3 S6 E3 S6 E13 S3 E13 N1 FOP=[YR=2022] E20 N4 W13 N2 W7 S6 \$ N6 E7 S2 E13 S4 FGR=[YR=2022] S25 E26 N4 E14 N25 W16 S4 W8 N2 W6 S2 W10\$ E10 N2 E6 S2 E8 N49\$.									