LOT 60
IN OR 2540/417
ESMT OR 1774/901

ARENS HELENA O & RONALD ANTHONY
20977 FOWLERS MILL CIRCLE
ASHBURN, VA 20147

2024

26-2N-28-006A-0060-0000

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

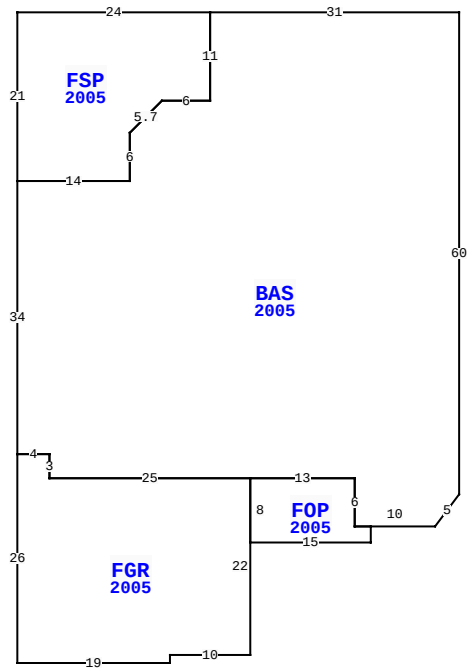
ELEMENT	CD	CONSTRUCTION
Exterior Wall	16	WD FR STUC 100
Roof Structur	08	IRREGULAR 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 50
Interior Floo	15	HARDTILE 50
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		4 100
Bathrooms		3 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100
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	2,838	100	2,838	346,014
FGR	669	55	368	44,868
FOP	108	30	32	3,901
FSP	412	40	165	20,117
TOTALS	4,027		3,403	414,900

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0900	01	3,403	107.1800	133.98	455,934	2005	2005	0	0	0	9.00	91.00

1 SNGL FAM – 0% - 2023 Heated Area: 2838 HX Base Yr



95007 BUCKEYE CT, FERNANDINA BEACH

BLD DATE		LGL DATE	
XF DATE		LAND DATE	04/18/2024 MLU
INC DATE		AG DATE	

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 4	Tax Dist:
BUILDING MARKET VALUE	414,900
TOTAL MARKET OB/XF VALUE	53,911
TOTAL LAND VALUE - MARKET	99,000
TOTAL MARKET VALUE	567,811
SOH/AGL Deduction	0
ASSESSED VALUE	567,811
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	567,811
TOTAL JUST VALUE	567,811
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	611,659

PERMIT NUM	DESCRIPTION	AMT	ISSUED
R2102342	ROOF	5,800	03/01/2021
B1328056	SCRNROOM	19,137	12/01/2013
B1327615	SWIM POOL	40,551	08/01/2013
M10179	H/AC	0	08/01/2005
E15275	NEW CONSTR	2,000	07/01/2005
P0509614	NEW CONSTR	0	06/01/2005

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2540/0417	2/16/2022	WD	Q	I	01	725,000
GRANTOR: PEGOLI WALTER JR & AB						
GRANTEE: ARENS HELENA OSORIO						
2064/0237	7/29/2016	WD	Q	I	01	495,000
GRANTOR: WEISS CHARLES B & TAW						
GRANTEE: PEGOLI WALTER JR &						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2005] W31 FSP=[YR=2005] W24 S21 E14 N6 R4 U4 E6 N11 $ S11 W6 D4 L4 S6 W14 S34 FGR=[YR=2005] S26 E19 N1 E10 N22 W25 N3 W4$E4 S3 E25 FOP=[YR=2005] S8 E15N2W2N6W13$ E13 S6 E10 U4 R3 N60$.

EXTRA FEATURES

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	0500	FP-PRE FAB	0	0	0	0	1.00	UT	3,500.00	3,500.00	100	2005	2005	3	89	3,115	
2	0810	CONCRETE A	0	0	0	0	1,521.00	SF	6.50	6.50	100	2005	2005	3	86	8,502	
3	0911	SCRN RM A	0	0	55	23	1,265.00	SF	17.50	17.50	100	2013	2013	3	60	13,283	
4	0861	POOL GUNIT	0	0	0	0	336.00	SF	85.00	85.00	100	2013	2013	3	71	20,278	
5	0855	CONC PAVER	0	0	0	0	929.00	SF	10.00	10.00	100	2013	2013	3	94	8,733	

LAND DESCRIPTION

TOTAL OB/XF 53,911

L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPTH FACT	% COND	TOT ADJ	UNIT PRICE	ADJ UNIT PRICE	LAND VALUE	OTHER ADJUSTMENTS AND NOTES	YEAR	DENSITY	DECL	FRZ	YR	CONSRV
1	000135	C	SFR CNSVTN	0		PUD	0.00	0.00	1.00	LT		1.00	1.00	0.60	165,000.00	99,000.00	99,000							

REVIEW DATE 05/12/2019 BY KBA Total Acres: 0.00 Total Land Value: 99,000 Market: 0 Agricultural: 0 Common: 99,000 PRINTED 08/06/2024 BY SYS