



BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	16	WD FR STUC 100
Roof Structure	08	IRREGULAR 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floor	11	CLAY TILE 50
Interior Floor	14	CARPET 50
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
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	1,980	100	1,980	320,539
FGR	652	55	359	58,118
FOP	24	30	7	1,133
FSP	315	40	126	20,398
TOTALS	2,971		2,472	400,188

MARKET ADJUSTMENTS											
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
0500	01	2,472	111.8400	167.76	414,703	2016	2016	0	0	3.50	96.50
1 SFR CUST - 100% - 2024											
Heated Area: 1980											
HX Base Yr 2024											
95092 ROYAL PALM CT, FERNANDINA BEACH											
BLD DATE: 04/18/2024 MLU											

EXTRA FEATURES											
L N	OB/XF CODE	DESCRIPTION	BLD CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE	ORIG COND	YEAR ON
1	0810	CONCRETE A	0 100	22	4	88.00	SF	6.50	6.50	100	2016
2	0811	CONCRETE B	0 100	0	0	819.00	SF	5.20	5.20	100	2016
3	0462	ST/AL FNC	0 100	294	0	1,176.00	SF	10.00	10.00	100	2016
4	0463	FENCE GATE	0 100	0	0	1.00	UT	300.00	300.00	100	2016

TOTAL OB/XF											
14,433											

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	1.00

NASSAU COUNTY PROPERTY			
VALUATION BY		STANDARD	
Tax Group: 4		Tax Dist:	
BUILDING MARKET VALUE		400,188	
TOTAL MARKET OB/XF VALUE		14,433	
TOTAL LAND VALUE - MARKET		165,000	
TOTAL MARKET VALUE		579,621	
SOH/AGL Deduction		0	
ASSESSED VALUE		579,621	
TOTAL EXEMPTION VALUE		50,000	
BASE TAXABLE VALUE		529,621	
TOTAL JUST VALUE		579,621	
NCON VALUE		0	
INCOME VALUE			
PREVIOUS YEAR MKT VALUE		511,984	

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B1531055	CO ISSUED	0	02/03/2016
B1531055	NEW CONSTR	259,125	09/01/2015

SALES DATA					
OFF RECORD Number	DATE	TYPE INST	Q / I	V / I	RSN CD
2276/0973	4/10/2019	WD Q	I	02	
GRANTOR: RAMSEY WILLIAM J & MA					
GRANTEE: CONNORS MICHAEL R &					
2032/1659	3/08/2016	WD Q	I	01	
GRANTOR: AMELIA NATIONAL CONST					
GRANTEE: RAMSEY WILLIAM J &					

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

BUILDING DIMENSIONS											
FSP=[YR=2016] W19 S9 BAS=[YR=2016] W31 S27 FGR=[YR=2016] S2 W10 S19 E10 S1 E21 N22 W21\$ E21 S21 E10 FOP=[YR=2016] S4 E6 N4 W6\$ E6 S12 E2 S1 E9 N1 E2 N52 W18 N8 W1\$ E1 S8 E18 N17\$.											