IN OR 1029/1977

HOUSTON CHARLES G & NANCY
95088 TOPSY LN
FERNANDINA BEACH, FL 32034

2024

29-2N-28-0000-0001-0080

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	14	CARPET 80
Interior Floo	11	CLAY TILE 20
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	02	WOOD FRAME 100
Stories	0	0 100
Units		0 100
Occupancy	00	NONE 100
Quality	05	Quality Level 05

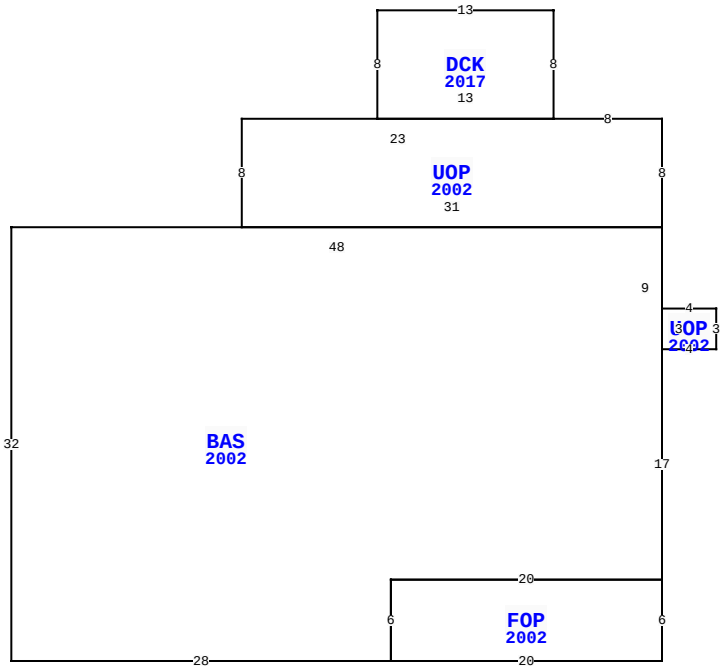
DOR CODE 0100 SINGLE FAMILY
MAP NUM | MKT AREA 04
NEIGHBORHOOD/LOC 4005.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,416	100	1,416	153,888
DCK	104	10	10	1,087
FOP	120	30	36	3,912
UOP	12	20	2	217
UOP	248	20	50	5,434
TOTALS	1,900		1,514	164,539

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	1,514	127.4592	121.09	183,330	2002	2002	0	0	0	10.25	89.75

2 SINGLE FAM – 100% - 2004 Heated Area: 1416 HX Base Yr 2004



95088 TOPSY LN, FERNANDINA BEACH

BLD DATE		LGL DATE	
XF DATE		LAND DATE	05/30/2023 MLU
INC DATE		AG DATE	

NASSAU COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 4	Tax Dist:	
BUILDING MARKET VALUE		164,539
TOTAL MARKET OB/XF VALUE		10,889
TOTAL LAND VALUE - MARKET		195,750
TOTAL MARKET VALUE		371,178
SOH/AGL Deduction		202,491
ASSESSED VALUE		168,687
TOTAL EXEMPTION VALUE	HX HB	50,000
BASE TAXABLE VALUE		118,687
TOTAL JUST VALUE		371,178
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		364,331

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B1907945	CARPORT	13,159	09/01/2019
E175675	CHNGE SRVC	0	09/01/2017
B0209341	GARAGE	22,176	02/01/2002
B0209209	NEW CONSTR	94,656	01/01/2002

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1029/1977	1/08/2002	WD	U	I	07	100
GRANTOR: LANCASTER REGINA & MA						
GRANTEE: HOUSTON CHARLES & N						
0769/0873	8/27/1996	WD	Q	I		27,500
GRANTOR: LANCASTER REGINA MARI						
GRANTEE: HOUSTON CHARLES G &						

BUILDING NOTES

BUILDING DIMENSIONS

UOP=[YR=2002] N8 W8 DCK=[YR=2017] N8 W13 S8 E13$ W23 S8 E31$ BAS=[YR=2002] W48 S32 E28 FOP=[YR=2002] E20 N6W20 S6$ N6 E20 N17 UOP=[YR=2002] E4 N3 W4 S3$ N9$.

EXTRA FEATURES

LN	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	0811	CONCRETE B	0	100	0	0	899.00	SF	5.20	5.20	100	2002	2002	3	82	3,833	
2	0510	GARAGE WD-	0	100	28	24	672.00	SF	35.00	35.00	100	2002	2002	3	30	7,056	

LAND DESCRIPTION

TOTAL OB/XF 10,889

LN	USE CODE	CLS	LAND USE DESCRIPTION	CAP	RD	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	DT	DPTH FACT	% COND	TOT ADJ	UNIT PRICE	ADJ UNIT PRICE	LAND VALUE	OTHER ADJUSTMENTS AND NOTES	YEAR	DENSITY	DECL	FRZ	YR	CONSRV
1	000115	C	SFR ACRES	100		OR	0.00	0.00	2.61	AC		1.00	1.00	1.00	75,000.00	75,000.00	195,750							

REVIEW DATE 03/10/2022 BY KWA Total Acres: 2.61 Total Land Value: 195,750 Market: 0 Agricultural: 0 Common: 195,750 PRINTED 08/06/2024 BY SYS