



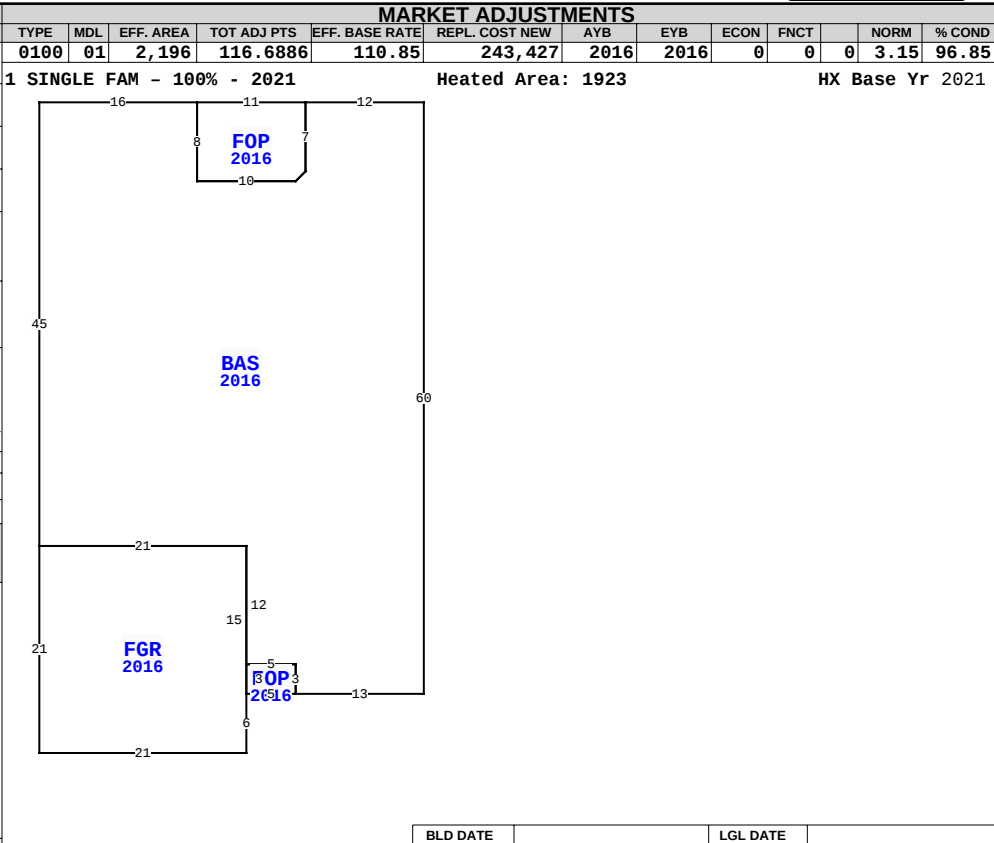
BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	05	AVERAGE 70
Exterior Wall	16	WD FR STUC 30
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	11	CLAY TILE 50
Interior Floo	14	CARPET 50
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms	4	100
Bathrooms	2	100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units	0	100
Occupancy	00	NONE 100

Quality	04	Quality Level 04
DOR CODE	0100	SINGLE FAMILY
MAP NUM		MKT AREA 04
NEIGHBORHOOD/LOC	4144.00	

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,923	100	1,923	206,450
FGR	441	55	243	26,088
FOP	15	30	4	429
FOP	88	30	26	2,791
TOTALS	2,467		2,196	235,759

EXTRA FEATURES											
L N	OB/XF CODE	DESCRIPTION	BLD	CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE	NOTES
1	0811	CONCRETE B	0	100	0	0	501.00	SF	5.20	5.20	
2	0810	CONCRETE A	0	100	0	0	47.00	SF	6.50	6.50	
3	0476	VF 6 SBPL	0	100	0	0	247.00	LF	32.00	32.00	
4	0470	VNYL GATE	0	100	0	0	2.00	UT	300.00	300.00	

LAND DESCRIPTION											
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	NOTES
1	000100	C	SFR	100		PUD	0.00	0.00	1.00	LT	



95303 MISTWOOD CT, FERNANDINA BEACH	BLD DATE	LGL DATE
	XF DATE	LAND DATE
	INC DATE	AG DATE

TOTAL OB/XF											
10,448											

NASSAU COUNTY PROPERTY											
VALUATION SUMMARY										PAGE 1 of 1	
VALUATION BY										STANDARD	
Tax Group: 4										Tax Dist:	
BUILDING MARKET VALUE										235,759	
TOTAL MARKET OB/XF VALUE										10,448	
TOTAL LAND VALUE - MARKET										75,000	
TOTAL MARKET VALUE										321,207	
SOH/AGL Deduction										174,697	
ASSESSED VALUE										146,510	
TOTAL EXEMPTION VALUE										50,000	
BASE TAXABLE VALUE										96,510	
TOTAL JUST VALUE										321,207	
NCON VALUE										0	
INCOME VALUE											
PREVIOUS YEAR MKT VALUE										310,780	

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B1632254	CO ISSUED	0	11/22/2016
B1632254	NEW CONSTR	237,949	05/06/2016

SALES DATA							
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE	
2350/0391	3/19/2020	WD	Q	I	01	250,500	
GRANTOR: PADLEY BRIAN L & AMBE							
GRANTEE: CARR HOUSTON H & EM							
2085/1104	11/22/2016	SW	Q	I	01	227,000	
GRANTOR: D R HORTON INC-JACKSO							
GRANTEE: PADLEY BRIAN L							

BUILDING NOTES											
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BUILDING DIMENSIONS											
BAS=[YR=2016] W12 FOP=[YR=2016] W11 S8 E10 U1 R1 N7\$ S7 D1 L1 W10 N8 W16 S45 FGR=[YR=2016] S21 E21 N6 FOP=[YR=2016] E5 N3 W5 S3\$ N15 W21\$ E21 S12 E5 S3 E13 N60\$.											