

LOT 11
IN OR 857/2 & OR 1935/910
CEDAR RIDGE #1 PB 6/95

BRILL ROBERT J & JILLIAN
95434 BARBARAS PL
FERNANDINA BEACH, FL 32034

2024

31-2N-28-0235-0011-0000



BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	05	AVERAGE 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 70
Interior Floo	11	CLAY TILE 30
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		4 100
Bathrooms		2.5 100
Frame	02	WOOD FRAME 100
Stories	0	0 100
Units	0	0 100
Occupancy	00	NONE 100

Quality	04	Quality Level 04
DOR CODE	0100	SINGLE FAMILY
MAP NUM		MKT AREA 04
NEIGHBORHOOD/LOC	4007.00	

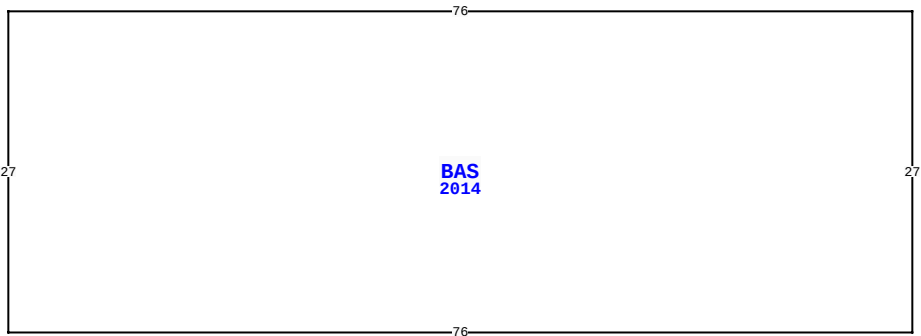
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	2,052	100	2,052	178,218
TOTALS	2,052		2,052	178,218

EXTRA FEATURES									
L N	OB/XF CODE	DESCRIPTION	BLD CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE
1	0500	FP-PRE FAB	0 100	0	0	1.00	UT	3,500.00	3,500.00

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

REVIEW DATE 04/11/2019 BY KWA

MARKET ADJUSTMENTS									
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT
0200	01	2,052	113.0871	90.47	185,644	2014	2014	0	0
2 SFR MODULR - 100% - 2010					Heated Area: 2052		HX Base Yr 2010		



95434 BARBARAS PL, FERNANDINA BEACH

TOTAL OB/XF									
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TOTAL OB/XF									
L N	OB/XF CODE	DESCRIPTION	BLD CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE
1	0500	FP-PRE FAB	0 100	0	0	1.00	UT	3,500.00	3,500.00

Total Acres: 1.00 Total Land Value: 75,000 Market: 0 Agricultural: 0 Common: 75,000

NASSAU COUNTY PROPERTY									
VALUATION SUMMARY									
VALUATION BY					STANDARD				
Tax Group: 4					Tax Dist:				
BUILDING MARKET VALUE					178,218				
TOTAL MARKET OB/XF VALUE					3,360				
TOTAL LAND VALUE - MARKET					75,000				
TOTAL MARKET VALUE					256,578				
SOH/AGL Deduction					141,682				
ASSESSED VALUE					114,896				
TOTAL EXEMPTION VALUE					50,000				
BASE TAXABLE VALUE					64,896				
TOTAL JUST VALUE					256,578				
NCON VALUE					0				
INCOME VALUE									
PREVIOUS YEAR MKT VALUE					226,929				

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B1428902	CO ISSUED	0	08/13/2014
982470	MH MOVE-ON	0	11/01/1998

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1935/0910	4/17/2014	WD	U	I	11	100
GRANTOR: BRILL TERRI A						
GRANTEE: BRILL ROBERT J & JI						
0857/0002	11/30/1998	WD	U	I	13	25,900
GRANTOR: SGS DEVELOPMMENT INC						
GRANTEE: BRILL ROBERT & TERR						

BUILDING NOTES									
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BUILDING DIMENSIONS									
BAS=[YR=2014] W76 S27 E76 N27 \$.									

PRINTED 08/06/2024 BY SYS