



BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	31	HARDIE BRD 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Floor	13	LVT/LAMNT 100
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

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	1,555	100	1,555	170,008
FGR	600	55	330	36,079
FOP	85	30	26	2,843
FOP	190	30	57	6,232
TOTALS	2,430		1,968	215,161

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	0810	CONCRETE A	0 100	0	0	400.00	SF	6.50	6.50	100	2023	2023		100	2,600	
2	0810	CONCRETE A	0 100	0	0	140.00	SF	6.50	6.50	100	2023	2023		100	910	

LAND DESCRIPTION			TOTAL OB/XF 3,510													
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPH FACT	% COND	TOT ADJ	UNIT PRICE	ADJ UNIT PRICE
1	000102	C	SFR/MH	100		OR	0.00	0.00	1.02	AC		1.00	1.00	1.00	75,000.00	75,000.00

MARKET ADJUSTMENTS									
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT
0900	01	1,968	87.4650	109.33	215,161	2023	2023	0	0
2 SNGL FAM - 100% - 2024 Heated Area: 1555 HX Base Yr 2024									
95056 GENTRY LN, FERNANDINA BEACH									

BLD DATE		03/12/2008		LGL DATE		05/30/2023	
XF DATE				LAND DATE			
INC DATE				AG DATE			
		RK				MLU	

NASSAU COUNTY PROPERTY			
VALUATION SUMMARY			PAGE 1 of 1 4
VALUATION BY		STANDARD	
Tax Group: 4		Tax Dist:	
BUILDING MARKET VALUE		215,161	
TOTAL MARKET OB/XF VALUE		3,510	
TOTAL LAND VALUE - MARKET		76,500	
TOTAL MARKET VALUE		295,171	
SOH/AGL Deduction		96,677	
ASSESSED VALUE		198,494	
TOTAL EXEMPTION VALUE		HX HB 50,000	
BASE TAXABLE VALUE		148,494	
TOTAL JUST VALUE		295,171	
NCON VALUE		3,510	
INCOME VALUE			
PREVIOUS YEAR MKT VALUE		76,500	

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B2207499	NEW CONSTR	275,606	05/13/2022

SALES DATA					
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD
2657/957	7/28/2023	WD	Q	I	01
GRANTOR: 95056 GENTRY LANE LLC					
GRANTEE: TRIOLA DANIEL A & V					
2529/1887	1/06/2022	WD	Q	I	01
GRANTOR: SHARPE ZACHARY					
GRANTEE: 95056 GENTRY LANE L					

BUILDING NOTES															
BUILDING DIMENSIONS															
BAS=[YR=2023;ORIG=100,11] W23 W19 W12 S35 E12 N5 E17 N5 E25 N25 \$															
FOP=[YR=2023;ORIG=58,1] E19 S10 W19 N10 \$															
FOP=[YR=2023;ORIG=58,41] E17 S5 W17 N5 \$															
FGR=[YR=2023;ORIG=75,36] S5 S5 S14 E25 N24 W25 \$															