



BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	10	ABOVE AVG 100
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		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	4005.00	

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,826	100	1,826	244,590
FGR	476	55	262	35,094
FOP	84	30	25	3,349
FSP	264	40	106	14,199
PTO	96	5	5	669
TOTALS	2,746		2,224	297,901

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	845.00	SF	5.20	5.20	
2	0811	CONCRETE B	0	100	0	0	725.00	SF	5.20	5.20	
3	0350	CARPORT WD	0	100	24	12	288.00	SF	8.45	8.45	

LAND DESCRIPTION											
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	NOTES
1	000115	C	SFR ACRES	100		OR	0.00	0.00	0.38	AC	

MARKET ADJUSTMENTS											
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
0900	01	2,224	112.2100	140.26	311,938	2013	2013	0	0	4.50	95.50
1 SNGL FAM - 100% - 2022 Heated Area: 1826 HX Base Yr 2022											
95079 ORIOLE ST, FERNANDINA BEACH											

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

TOTAL OB/XF											
9,805											

NASSAU COUNTY PROPERTY			
VALUATION SUMMARY		PAGE 1 of 2	
VALUATION BY		STANDARD	
Tax Group: 4		Tax Dist:	
BUILDING MARKET VALUE		347,404	
TOTAL MARKET OB/XF VALUE		9,805	
TOTAL LAND VALUE - MARKET		42,750	
TOTAL MARKET VALUE		399,959	
SOH/AGL Deduction		81,013	
ASSESSED VALUE		318,946	
TOTAL EXEMPTION VALUE		HX HB 50,000	
BASE TAXABLE VALUE		268,946	
TOTAL JUST VALUE		399,959	
NCON VALUE		0	
INCOME VALUE			
PREVIOUS YEAR MKT VALUE		386,986	

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B1428489	GARAGE	51,953	03/01/2014
C1124463	CO ISSUED	0	07/10/2013
M1217647	H/AC	0	10/01/2012
E23394	NEW CONSTR	0	04/01/2011
P14728	NEW CONSTR	0	04/01/2011
B24463	NEW CONSTR	261,525	03/01/2011

SALES DATA					
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD
2407/0060	11/06/2020	WD	Q	I	01
GRANTOR: ANDREE JONATHAN G					
GRANTEE: JOHNSON MELANIE MAR					
2290/0600	7/15/2019	WD	U	I	30
GRANTOR: ANDREE WADE & SAUNDRA					
GRANTEE: ANDREE JONATHAN G					

BUILDING NOTES											
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BUILDING DIMENSIONS											
PTO=[YR=2019] N12 W8 S12 E8\$ BAS=[YR=2013] W8 FSP=[YR=2015] N12 W22 S12 E22 \$ W44 S17 FGR=[YR=2013] S23 E22 FOP=[YR=2013] S3 E12 N7 W12 S4 \$ N20 W10 N3 W12\$ E12 S3 E10 S16 E12 S19 E18 N55 \$.											

JOHNSON MELANIE MARIE
95079 ORIOLE ST
FERNANDINA BEACH, FL 32034

32-2N-28-0000-0012-0080

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