IN OR 934/94
EX R/W OR 497/978

BENNETT TIELEE & BARBARA
95025 LOUSHELTONY RD
FERNANDINA BEACH, FL 32034

2024

32-2N-28-0000-0012-0110

NASSAU COUNTY PROPERTY

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		2 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100
Occupancy	00	NONE 100
Quality	03	Quality Level 03

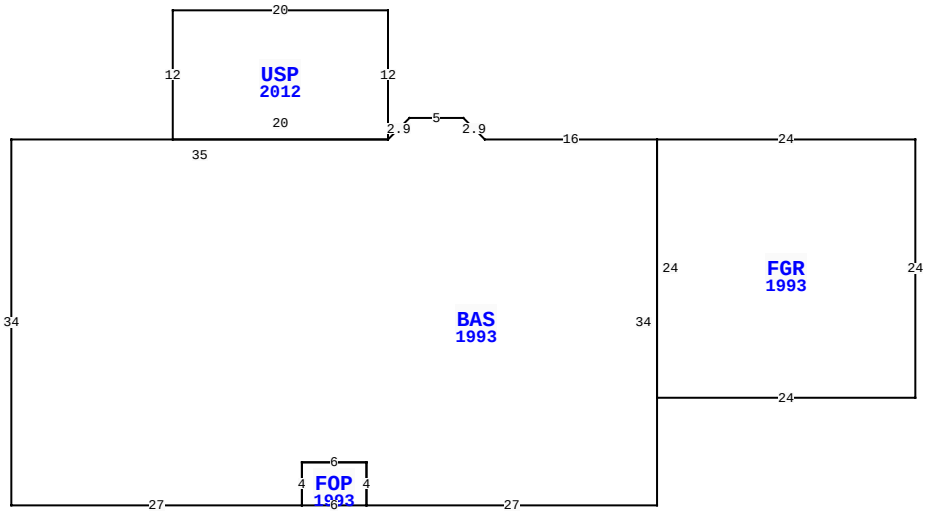
DOR CODE 0100 SINGLE FAMILY
MAP NUM | MKT AREA 04
NEIGHBORHOOD/LOC 4005.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	2,030	100	2,030	178,935
FGR	576	55	317	27,942
FOP	24	30	7	617
USP	240	30	72	6,346
TOTALS	2,870		2,426	213,840

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	2,426	105.7420	100.45	243,692	1992	1998	0	0	0	12.25	87.75

1 SINGLE FAM – 100% - 2001 Heated Area: 2030 HX Base Yr 2001



95025 LOUSHELTONY RD, FERNANDINA BEACH

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

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 4	Tax Dist:	
BUILDING MARKET VALUE		213,840
TOTAL MARKET OB/XF VALUE		17,375
TOTAL LAND VALUE - MARKET		75,600
TOTAL MARKET VALUE		306,815
SOH/AGL Deduction		149,404
ASSESSED VALUE		157,411
TOTAL EXEMPTION VALUE	HX HB	50,000
BASE TAXABLE VALUE		107,411
TOTAL JUST VALUE		306,815
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		297,606

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B2003861	REPAIR/RRF	20,000	05/01/2020
B93-0332	GARAGE	10,392	06/01/1993
B93-086	SWIM POOL	10,000	05/01/1993
8049	NEW CONSTR	75,953	05/01/1992

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
0934/0094	5/26/2000	WD	Q	I		155,000
GRANTOR: GASS CHARLES A & SUNH						
GRANTEE: BENNETT TIELEE & BA						
0651/0171	3/06/1992	WD	U	V	01	6,800
GRANTOR: GASS WM & BEULAH						
GRANTEE: GASS CHARLES & S						

BUILDING NOTES

BUILDING DIMENSIONS

FGR=[YR=1993] W24 BAS=[YR=1993] W16 U2 L2 W5 D2 L2
USP=[YR=2012] N12 W20 S12 E20$ W35 S34 E27 FOP=[YR=1993] E6
N4 W6 S4$ N4 E6 S4 E27 N34$ S24 E24 N24$.

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	0500	FP-PRE FAB	0	100	0	0	1.00	UT	3,500.00	3,500.00	100	1992	1992	3	72	2,520	
2	1242	WD DECK A	0	100	0	0	204.00	SF	10.00	10.00	100	1993	1993	3	20	408	
3	0845	KOOL DECK	0	100	0	0	534.00	SF	7.25	7.25	100	1993	1993	3	66	2,555	
4	0861	POOL GUNIT	0	100	0	0	420.00	SF	85.00	85.00	100	1993	1993	3	20	7,140	
5	0811	CONCRETE B	0	100	0	0	764.00	SF	5.20	5.20	100	1993	1993	3	66	2,622	
6	0510	GARAGE WD-	0	100	21	21	441.00	SF	21.00	21.00	100	1995	1995	3	23	2,130	

LAND DESCRIPTION

TOTAL OB/XF 17,375

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	000100	C	SFR	100		OR	0.00	0.00	0.84	AC		1.00	1.00	1.20	75,000.00	90,000.00	75,600							

REVIEW DATE 05/12/2019 BY KBA Total Acres: 0.84 Total Land Value: 75,600 Market: 0 Agricultural: 0 Common: 75,600 PRINTED 08/06/2024 BY SYS