



BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	31	HARDIE BRD 100
Roof Structur	08	IRREGULAR 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 80
Interior Wall	08	DECORATIVE 20
Interior Floo	12	HARDWOOD 70
Interior Floo	11	CLAY TILE 30
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		5 100
Bathrooms		2.5 100
Frame	02	WOOD FRAME 100
Stories	1.5	1.5 100
Units		0 100
Occupancy	00	NONE 100

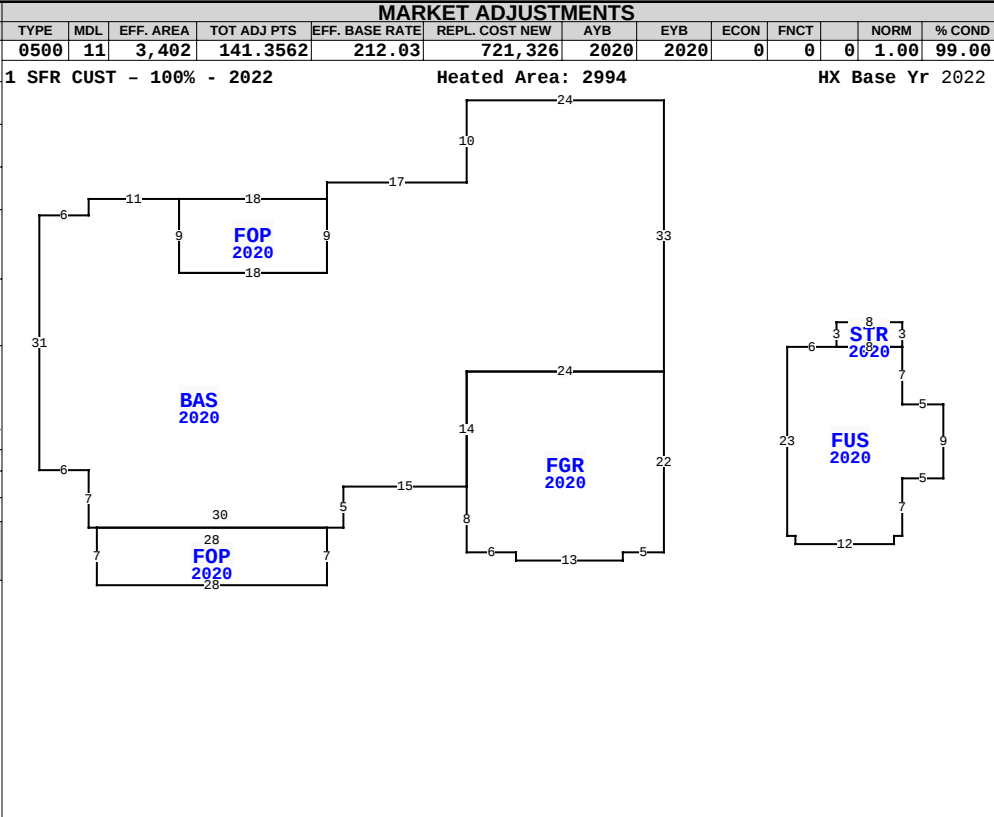
Quality	04	Quality Level 04
DOR CODE	0100	SINGLE FAMILY
MAP NUM		MKT AREA 04
NEIGHBORHOOD/LOC	4008.00	

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	2,615	100	2,615	548,913
FGR	541	55	298	62,553
FOP	162	30	49	10,285
FOP	196	30	59	12,385
FUS	379	100	379	79,555
STR	24	10	2	420

TOTALS	3,917		3,402	714,113
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EXTRA FEATURES									
L N	OB/XF CODE	DESCRIPTION	BLD CAP	L	W	UNITS	UT	Adj R	NOTES
1	0810	CONCRETE A	0 100	63	4	252.00	SF	6.50	
2	0811	CONCRETE B	0 100	0	0	1,602.00	SF	5.20	
3	0810	CONCRETE A	0 100	18	3	54.00	SF	6.50	
4	0500	FP-PRE FAB	0 100	0	0	1.00	UT	3,500.00	
5	0861	POOL GUNIT	0 100	30	16	480.00	SF	85.00	
6	0855	CONC PAVER	0 100	0	0	850.00	SF	10.00	
7	0911	SCRN RM A	0 100	0	0	1,330.00	SF	17.50	

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



95347 BROOKHILL PL, FERNANDINA BEACH	BLD DATE	LGL DATE	03/12/2024	MLU
	XF DATE	LAND DATE		
	INC DATE	AG DATE		

NASSAU COUNTY PROPERTY									
PAGE 1 of 1									
VALUATION SUMMARY									
VALUATION BY					STANDARD				
Tax Group: 4					Tax Dist:				
BUILDING MARKET VALUE					714,113				
TOTAL MARKET OB/XF VALUE					80,988				
TOTAL LAND VALUE - MARKET					90,000				
TOTAL MARKET VALUE					885,101				
SOH/AGL Deduction					219,803				
ASSESSED VALUE					665,298				
TOTAL EXEMPTION VALUE					50,000				
BASE TAXABLE VALUE					615,298				
TOTAL JUST VALUE					885,101				
NCON VALUE					0				
INCOME VALUE									
PREVIOUS YEAR MKT VALUE					699,878				

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B2007030	SCRN ENCLSR	10,395	08/07/2020
C1903336	CO ISSUED	0	06/08/2020
B1908589	SWIM POOL	40,000	08/12/2019
19003336	NEW CONSTR	402,025	04/03/2019

SALES DATA									
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE			
2705/1583	4/15/2024	WD	Q	I	02	1,125,000			
GRANTOR:TAMBASCO JEFFREY & CA									
GRANTEE:SMITH-GREEN HEIDI									
2492/863	8/31/2021	CN	Q	I	01	885,000			
GRANTOR:WINGFIELD BRANDON M &									
GRANTEE:TAMBASCO JEFFREY &									

BUILDING NOTES									
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BUILDING DIMENSIONS									
BAS=[YR=2020] W24 S10 W17 S2 FOP=[YR=2020] W18 S9 E18 N9\$ S9 W18 N9 W11 S2 W6 S31 E6 S7 E1 FOP=[YR=2020] S7 E28 N7 W28\$ E30 N5 E15 FGR=[YR=2020] S8 E6 S1 E13 N1 E5 N22 W24 S14\$ N14 E24 N33\$ PTR= E15 S30 FUS=[YR=2020] E6 STR=[YR=2020] N3 E8 S3 W8\$ E8 S7 E5 S9 W5 S7 W1 S1 W12 N1 W1 N23\$ N30 W15\$.									