



BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	31	HARDIE BRD 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	12	MODULAR MT 100
Interior Wall	05	DRYWALL 100
Interior Floo	13	LVT/LAMMT 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		1. 100
Units		0 100
BUD8 Adjustme	04	DIST 01 100
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	2,100	100	2,100	289,189
FOP	256	30	77	10,603
FOP	360	30	108	14,873
TOTALS	2,716		2,285	314,665

EXTRA FEATURES											
L N	OB/XF CODE	DESCRIPTION	BLD CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE	ORIG COND	YEAR ON
1	0511	GARAGE CB-	0 100	16	27	432.00	SF	40.00	40.00	100	1997
2	0812	CONCRETE C	0 100	51	30	1,530.00	SF	4.00	4.00	100	1997
3	1242	WD DECK A	0 100	6	8	48.00	SF	10.00	10.00	100	1997
4	0500	FP-PRE FAB	0 100	0	0	1.00	UT	3,500.00	3,500.00	100	2017

LAND DESCRIPTION											
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T
1	000115	C	SFR ACRES	100		OR	0.00	0.00	5.30	AC	1.00

MARKET ADJUSTMENTS											
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
0900	01	2,285	112.9940	141.24	322,733	2017	2017	0	0	2.50	97.50
1 SNGL FAM - 100% - 2018											
Heated Area: 2100											
HX Base Yr 2018											
95011 RANCH WAY, FERNANDINA BEACH											

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

NASSAU COUNTY PROPERTY			
VALUATION SUMMARY			PAGE 1 of 3
VALUATION BY			STANDARD
Tax Group: 4		Tax Dist:	
BUILDING MARKET VALUE		342,940	
TOTAL MARKET OB/XF VALUE		20,608	
TOTAL LAND VALUE - MARKET		318,000	
TOTAL MARKET VALUE		681,548	
SOH/AGL Deduction		437,319	
ASSESSED VALUE		244,229	
TOTAL EXEMPTION VALUE		50,000	
BASE TAXABLE VALUE		194,229	
TOTAL JUST VALUE		681,548	
NCON VALUE		0	
INCOME VALUE			
PREVIOUS YEAR MKT VALUE		666,855	

PERMIT NUM	DESCRIPTION	AMT	ISSUED
C1715459	CO ISSUED	0	12/01/2017
B175459	NEW CONSTR	254,442	06/20/2017
94-0274	REPAIR/RRF	0	12/01/1994

SALES DATA							
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE	
1937/0298	9/10/2014	QC U	I	I	11	100	
GRANTOR: HEAPE BARBARA L							
GRANTEE: AUDETTE MICHAEL G &							
0696/0574	1/13/1994	QC U	I	I	06	100	
GRANTOR: HEAPE JAMES & BARBARA							
GRANTEE: HEAPE BARBARA							

BUILDING NOTES											
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BUILDING DIMENSIONS											
BAS=[YR=2017] W15 FOP=[YR=2017] N2 W30 S12 E30 N10\$ S10 W30 N10 W15 S40 E14 FOP=[YR=2017] S8 E32 N8 W32 \$ E46 N40\$.											

[illegible]

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