



BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	14	WD SHINGLE 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 90
Interior Floo	08	SHT VINYL 10
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		2 100
Bathrooms		1 100
Frame	02	WOOD FRAME 100
Stories	2.	2. 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	4005.00	

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,104	100	1,104	101,427
FCP	912	25	228	20,947
FOP	288	30	86	7,901
TOTALS	2,304		1,418	130,276

EXTRA FEATURES														
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
1	0940	SHEDS/PORT	0 100	12	16	192.00	SF	30.00	30.00	100	1986	1986	3	20

LAND DESCRIPTION														
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
1	000115	C	SFR ACRES	100		OR	0.00	0.00	1.00	AC		1.00	1.00	1.00

MARKET ADJUSTMENTS														
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND		
0100	01	1,418	117.9360	112.04	158,873	1987	1987		0	0	18.00	82.00		
1 SINGLE FAM - 100% - 2000														
Heated Area: 1104														
HX Base Yr 2000														

FCP 1993

BAS 1993

FOP 1993

95065 DOUGLAS RD, FERNANDINA BEACH										BLD DATE		LGL DATE		05/30/2023	MLU
										XF DATE		LAND DATE			
										INC DATE		AG DATE			

NASSAU COUNTY PROPERTY			
VALUATION SUMMARY			PAGE 1 of 1 4
VALUATION BY		STANDARD	
Tax Group: 4		Tax Dist:	
BUILDING MARKET VALUE		130,276	
TOTAL MARKET OB/XF VALUE		1,152	
TOTAL LAND VALUE - MARKET		75,000	
TOTAL MARKET VALUE		206,428	
SOH/AGL Deduction		99,515	
ASSESSED VALUE		106,913	
TOTAL EXEMPTION VALUE		50,000	
BASE TAXABLE VALUE		56,913	
TOTAL JUST VALUE		206,428	
NCON VALUE		0	
INCOME VALUE			
PREVIOUS YEAR MKT VALUE		200,671	

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B1803373	REPAIR/RRF	8,500	04/01/2018

SALES DATA							
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE	
0819/1930	1/20/1998	WD U	I	I	07	100	
GRANTOR: STEWART WM & BARRY DA							
GRANTEE: ASHLEY DEAN PAUL							
0817/1060	12/19/1997	WD U	I	I	05	67,500	
GRANTOR: STEWART WILLIAM F							
GRANTEE: ASHLEY DEAN PAUL							

BUILDING NOTES														
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BUILDING DIMENSIONS														
FCP=[YR=1993] W24 S38 E24 N38 \$ PTR= E30 BAS=[YR=1993] E24 S46 FOP=[YR=1993] S8 W28N24 E4 S16 E24\$ W24 N46\$ W30\$.														