PT MARGARET O'NEIL GRANT
SEC 39-2N-28E IN OR 969/888 &
OR 1023/786 (EX UTIL ESMT IN

TODD HAROLD I & SANDI C
96037 SPECKLED TROUT TRAIL
FERNANDINA BEACH, FL 32034

2024

39-2N-28-0000-0002-0130

BUILDING CHARACTERISTICS

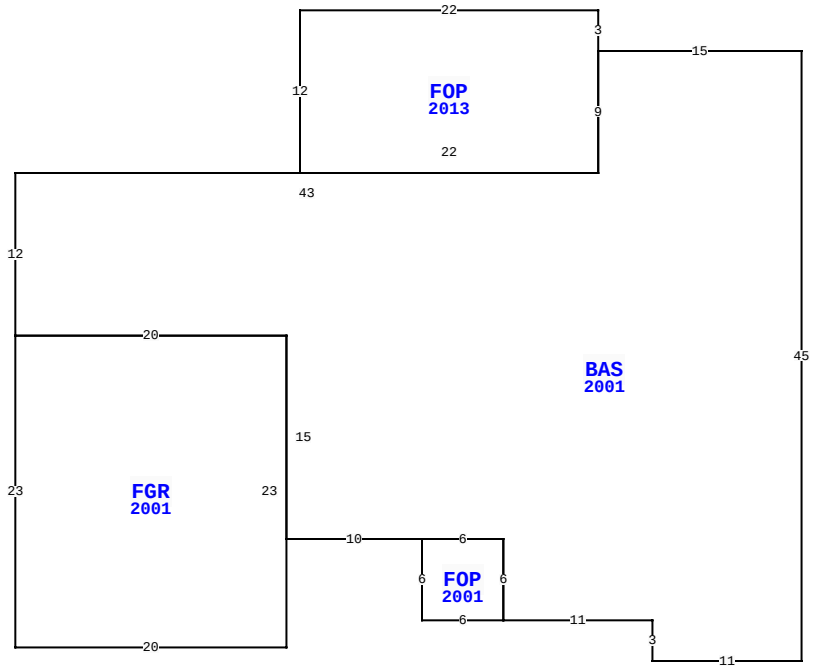
ELEMENT	CD	CONSTRUCTION
Exterior Wall	16	WD FR STUC 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	13	LVT/LAMNT 50
Interior Floo	14	CARPET 50
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100
Occupancy	00	NONE 100
Quality	04	Quality Level 04
DOR CODE	0100	SINGLE FAMILY
MAP NUM		MKT AREA 04
NEIGHBORHOOD/LOC	4020.00	

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,566	100	1,566	198,984
FGR	460	55	253	32,148
FOP	36	30	11	1,397
FOP	264	30	79	10,038
TOTALS	2,326		1,909	242,568

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0900	01	1,909	114.2190	142.77	272,548	2001	2001	0	0	0	11.00	89.00

1 SNGL FAM – 100% - 2002 Heated Area: 1566 HX Base Yr 2002



96037 SPECKLED TROUT TRL, FERNANDINA BEACH

BLD DATE		LGL DATE	
XF DATE		LAND DATE	06/05/2023 MLU
INC DATE		AG DATE	

NASSAU COUNTY PROPERTY

PAGE 1 of 1 4

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 4	Tax Dist:	
BUILDING MARKET VALUE		242,568
TOTAL MARKET OB/XF VALUE		17,580
TOTAL LAND VALUE - MARKET		180,800
TOTAL MARKET VALUE		440,948
SOH/AGL Deduction		214,779
ASSESSED VALUE		226,169
TOTAL EXEMPTION VALUE	HX HB	50,000
BASE TAXABLE VALUE		176,169
TOTAL JUST VALUE		440,948
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		431,477

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B1327596	REMODEL	12,000	08/01/2013
B0108773	XFOB	1,000	09/01/2001
B0108159	NEW CONSTR	105,000	04/01/2001

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1023/0786	11/30/2001	QC	U	V	10	6,000
GRANTOR: WILLIAMS DAVID & IDA						
GRANTEE: TODD HAROLD I & SAN						
0969/0888	2/05/2001	WD	U	V	06	100
GRANTOR: NURNEY THOMAS D						
GRANTEE: TODD HAROLD I & SAN						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2001] W15 FOP=[YR=2013] N3 W22 S12E22 N9 $ S9 W43
S12 FGR=[YR=2001] S23 E20 N23 W20 $ E20 S15 E10
FOP=[YR=2001] S6 E6 N6 W6 $ E6 S6 E11 S3 E11 N45 $.

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	2001	2001	3	85	2,975	
2	0811	CONCRETE B	0	100	0	0	526.00	SF	5.20	5.20	100	2001	2001	3	80	2,188	
3	0351	CARPORT MT	0	100	25	20	500.00	SF	10.00	10.00	100	2001	2001	3	20	1,000	
4	0940	SHEDS/PORT	0	100	10	20	200.00	SF	30.00	30.00	100	2001	2001	3	20	1,200	
5	0300	BOAT DCK W	0	100	0	0	915.00	SF	34.00	34.00	100	2003	2003	3	32	9,955	
6	0350	CARPORT WD	0	100	8	12	96.00	SF	13.00	13.00	100	2003	2003	3	21	262	

LAND DESCRIPTION

TOTAL OB/XF 17,580

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	000130	C	SFR WATER	100		RSF-	1112.00	422.00	1.13	AC		1.00	1.00	1.00	160,000.00	160,000.00	180,800							

REVIEW DATE 05/12/2019 BY KBA Total Acres: 1.13 Total Land Value: 180,800 Market: 0 Agricultural: 0 Common: 180,800 PRINTED 08/06/2024 BY SYS