PT MARGARET O'NEIL GRANT
SEC 39-2N-28E IN OR 1503/1253
& OR 1880/1429

SERGENT CURTIS R & VERA S
96108 SPECKLED TROUT TRAIL
FERNANDINA BEACH, FL 32034

2024

39-2N-28-0000-0002-0180

BUILDING CHARACTERISTICS

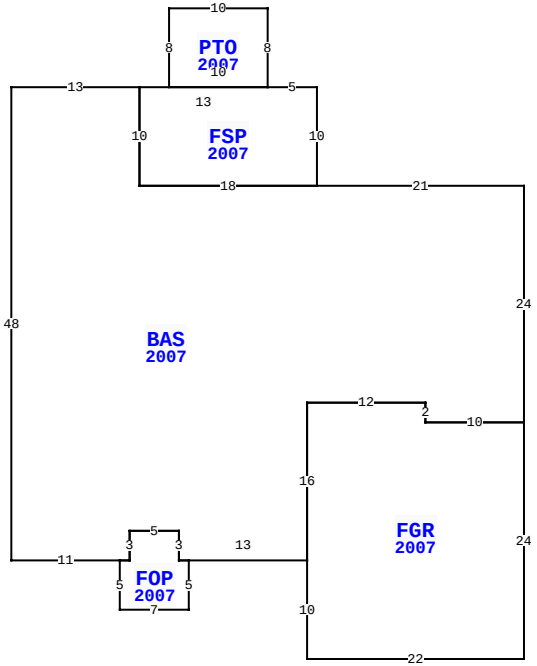
ELEMENT	CD	CONSTRUCTION
Exterior Wall	20	FACE BRICK 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 70
Interior Floo	11	CLAY TILE 30
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	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	1,759	100	1,759	224,789
FGR	552	55	304	38,849
FOP	50	30	15	1,917
FSP	180	40	72	9,201
PTO	80	5	4	511
TOTALS	2,621		2,154	275,268

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0900	01	2,154	116.1741	145.22	312,804	2007	2007	0	0	0	12.00	88.00

1 SNGL FAM – 100% - 2009 Heated Area: 1759 HX Base Yr 2009



96108 SPECKLED TROUT TRL, FERNANDINA BEACH

BLD DATE	01/07/2008 RK	LGL DATE	
XF DATE		LAND DATE	06/05/2023 MLU
INC DATE		AG DATE	

NASSAU COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 4	Tax Dist:	
BUILDING MARKET VALUE		275,268
TOTAL MARKET OB/XF VALUE		46,777
TOTAL LAND VALUE - MARKET		65,880
TOTAL MARKET VALUE		387,925
SOH/AGL Deduction		182,130
ASSESSED VALUE		205,795
TOTAL EXEMPTION VALUE	HX HB	50,000
BASE TAXABLE VALUE		155,795
TOTAL JUST VALUE		387,925
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		377,874

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B2102616	(1) DOOR (4) WIND	13,400	03/04/2021
B1428810	30X40	50,472	05/01/2014
M12324	MECH OTHER	0	12/01/2006
C18759	CO ISSUED	0	11/01/2006
B18759	NEW CONSTR	170,000	11/01/2006
E18363	ELEC OTHER	2,000	11/01/2006

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1880/1429	8/12/2013	QC	U	I	11	100
GRANTOR: RASZKIN STEVE & DONNA						
GRANTEE: SERGENT CURTIS R &						
1503/1253	6/05/2007	WD	Q	I		299,900
GRANTOR: TODD HAROLD & SANDI						
GRANTEE: SERGENT CURTIS R &						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2007] W21 FSP=[YR=2007] N10 W5 PTO=[YR=2007] N8 W10 S8 E10 $ W13 S10 E18 $ W18 N10 W13 S48 E11 FOP=[YR=2007] S5 E7 N5 W1 N3 W5 S3 W1 $ E1 N3 E5 S3 E13 FGR=[YR=2007] S10 E22 N24 W10 N2 W12 S16 $ N16 E12 S2 E10 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	0811	CONCRETE B	0	100	0	0	868.00	SF	5.20	5.20	100	2007	2007	3	88	3,972	
2	0510	GARAGE WD-	0	100	30	40	1,200.00	SF	35.00	35.00	100	2014	2014	3	75	31,500	
3	0476	VF 6 SBPL	0	100	0	0	200.00	LF	32.00	32.00	100	2014	2014	3	87	5,568	
4	0855	CONC PAVER	0	100	0	0	216.00	SF	10.00	10.00	100	2014	2014	3	95	2,052	
5	1076	TRELLIS A	0	100	12	18	216.00	SF	7.50	7.50	100	2014	2014	3	75	1,215	
6	0810	CONCRETE A	0	100	0	0	400.00	SF	6.50	6.50	100	2014	2014	3	95	2,470	

LAND DESCRIPTION

TOTAL OB/XF 46,777

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		RSF-1	0.00	0.00	0.61	AC		1.00	1.00	1.35	80,000.00	108,000.00	65,880							

REVIEW DATE 01/17/2019 BY KWA Total Acres: 0.61 Total Land Value: 65,880 Market: 0 Agricultural: 0 Common: 65,880 PRINTED 08/06/2024 BY SYS