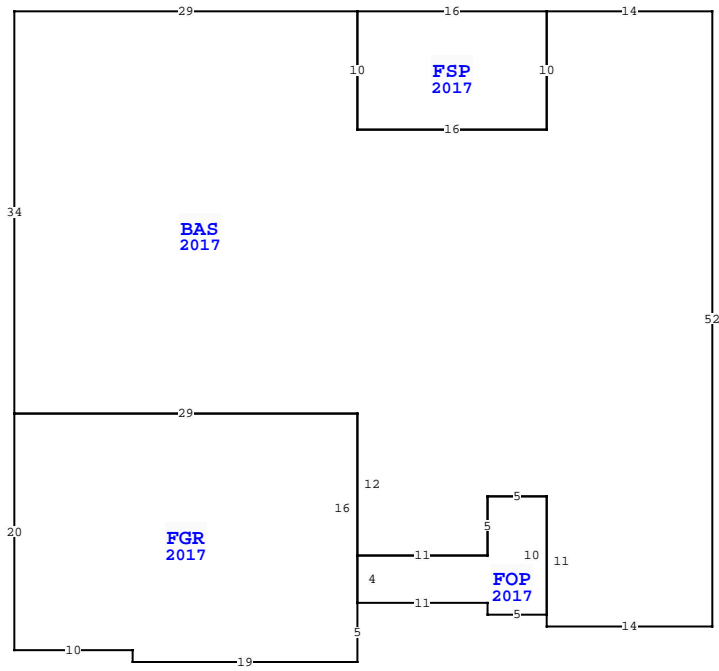




BUILDING CHARACTERISTICS				
ELEMENT	CD			
Exterior Wall	31 HARDIE BRD 100			
Roof Structur	03 GABLE/HIP 100			
Roof Cover	03 COMP SHNGL 100			
Interior Wall	05 DRYWALL 100			
Interior Floor	11 CLAY TILE 60			
Interior Floor	14 CARPET 40			
Air Condition	03 CENTRAL 100			
Heating Type	04 AIR DUCTED 100			
Bedrooms	4 100			
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	4069.00			
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	2,265	100	2,265	319,441
FGR	599	55	329	46,400
FOP	94	30	28	3,949
FSP	160	40	64	9,027
TOTALS	3,118		2,686	378,817

MARKET ADJUSTMENTS												
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND	
0900	01	2,686	115.7184	144.65	388,530	2017	2017	0	0	2.50	97.50	
1 SNGL FAM - 100% - 2021 Heated Area: 2265 HX Base Yr 2021												



NASSAU COUNTY PROPERTY		PAGE 1 of 1	4
VALUATION SUMMARY			
VALUATION BY			STANDARD
Tax Group: 4	Tax Dist:		
BUILDING MARKET VALUE			378,817
TOTAL MARKET OB/XF VALUE			12,561
TOTAL LAND VALUE - MARKET			85,000
TOTAL MARKET VALUE			476,378
SOH/AGL Deduction			139,999
ASSESSED VALUE			336,379
TOTAL EXEMPTION VALUE	HX HB		50,000
BASE TAXABLE VALUE			286,379
TOTAL JUST VALUE			476,378
NCON VALUE			0
INCOME VALUE			
PREVIOUS YEAR MKT VALUE			459,289

PERMIT NUM	DESCRIPTION	AMT	ISSUED
AP160684	CO ISSUED	0	01/24/2017
B1632546	NEW CONSTR	288,748	06/20/2016

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2379/0385	7/27/2020	WD Q	Q	I	01	374,900

GRANTOR: RAMIREZ RAUL & JUDITH
GRANTEE: MAHONEY PAUL & CYNT
2097/0599 1/25/2017 SW Q I 01 327,500
GRANTOR: D R HORTON INC-JACKSO
GRANTEE: RAMIREZ RAUL & JUDI

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	OB/XF MKT VALUE	NOTES
1	0855	CONC PAVER	0	100	21	3		63.00	10.00	100	2017	2017	3	97	611
2	0855	CONC PAVER	0	100	44	28		1,232.00	SF 10.00	100	2017	2017	3	97	11,950

96051 OAK CANOPY LN, FERNANDINA BEACH

BUILDING NOTES	

BUILDING DIMENSIONS
BAS=[YR=2017] W14 FSP=[YR=2017] W16 S10 E16 N10\$ S10 W16 N10 W29 S34 FGR=[YR=2017] S20 E10 S1 E19 N5 FOP=[YR=2017] E11 S1 E5 N10 W5 S5 W11 S4\$ N16 W29\$ E29 S12 E11 N5 E5 S11 E14 N52\$.

LAND DESCRIPTION													TOTAL OB/XF												
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPHT 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	1.00	LT		1.00	1.00	1.00	85,000.00	85,000.00	85,000								