



BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	12	CEDAR 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 100
Air Condition	01	NONE 100
Heating Type	04	AIR DUCTED 100
Bedrooms		2 100
Bathrooms		1 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100
BUD8 Adjustme	04	DIST 01 100
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	962	100	962	81,188
DCK	112	10	11	928
DCK	192	10	19	1,604
DCK	192	10	19	1,604
UDC	260	25	65	5,486
UDG	390	55	214	18,061
UDU	338	55	186	15,697
TOTALS	2,446		1,476	124,568

EXTRA FEATURES											
L N	OB/XF CODE	DESCRIPTION	BLD	CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE	NOTES
1	0803	ASPHALT C	0	100	0	0	1,419.00	SF	2.00	2.00	
2	0825	BRICK	0	100	37	3	111.00	SF	12.50	12.50	
3	0810	CONCRETE A	0	100	11	2	22.00	SF	6.50	6.50	
4	0810	CONCRETE A	0	100	0	0	245.00	SF	6.50	6.50	
5	0351	CARPORT MT	0	100	50	30	1,500.00	SF	11.50	11.50	
6	0810	CONCRETE A	0	100	30	6	180.00	SF	6.50	6.50	

LAND DESCRIPTION											
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	CONSRV
1	000115	C	SFR ACRES	100		OR	0.00	0.00	2.79	AC	
2	000115	C	SFR ACRES	100		OR	0.00	0.00	1.67	AC	
3	009530	C	POND	100					0.55	AC	

MARKET ADJUSTMENTS											
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
0100	01	1,476	112.4550	106.83	157,681	1981	1981	0	0	21.00	79.00
1 SINGLE FAM - 100% - 0											
Heated Area: 962											
HX Base Yr											
BLD DATE: 05/30/2023 MLU											

96257 AUDUBON AVE, FERNANDINA BEACH

TOTAL OB/XF											
18,638											

NASSAU COUNTY PROPERTY			
VALUATION SUMMARY		PAGE 1 of 1	
VALUATION BY		STANDARD	
Tax Group: 4		Tax Dist:	
BUILDING MARKET VALUE		124,568	
TOTAL MARKET OB/XF VALUE		18,638	
TOTAL LAND VALUE - MARKET		335,875	
TOTAL MARKET VALUE		479,081	
SOH/AGL Deduction		291,696	
ASSESSED VALUE		187,385	
TOTAL EXEMPTION VALUE		55,000	
BASE TAXABLE VALUE		132,385	
TOTAL JUST VALUE		479,081	
NCON VALUE		0	
INCOME VALUE			
PREVIOUS YEAR MKT VALUE		514,238	

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B1707711	CARPORT	33,825	08/25/2017

SALES DATA					
OFF RECORD Number	DATE	TYPE INST	Q / I	V / I	RSN CD
0539/0164	3/21/1988	WD	Q	I	
GRANTOR: KITTRELL RANDALL					76,000
GRANTEE: FREEMAN CARL T					

BUILDING NOTES											
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BUILDING DIMENSIONS											
DCK=[YR=1993] W16 S12 BAS=[YR=1993] W21 S26 E13 DCK=[YR=1993] S8 E24 DCK=[YR=1993] E8 N14 W8 S14\$ N8 W24 \$ E24 N26 W16 \$ E16 N12 \$ PTR= E28 UDC=[YR=1993] E10 UDG=[YR=1993] E15 UDU=[YR=1993] E13 S26 W13 N26 \$ S26 W15 N26 \$ S26 W10 N26 \$ W28 \$.											