LOTS 6 7 & PT OF LOT 5
IN OR 2441/577
O NEIL HEIGHTS 1 PB 3/56

DORRIAN SANDRA & JEFFREY
96334 DUVAL RD
FERNANDINA BEACH, FL 32034

2024

40-2N-28-5060-0006-0000

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

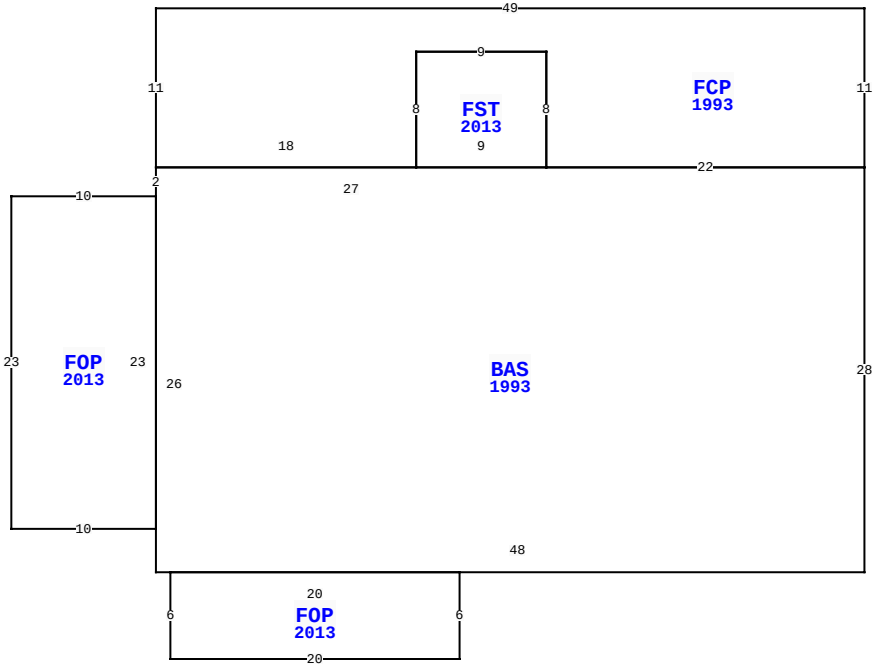
ELEMENT	CD	CONSTRUCTION
Exterior Wall	30	VINYL 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 60
Interior Floo	11	CLAY TILE 40
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100
BUD8 Adjustme	04	DIST 01 100
Occupancy	00	NONE 100
Quality	06	Quality Level 06
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	1,372	100	1,372	150,593
FCP	467	25	117	12,842
FOP	120	30	36	3,951
FOP	230	30	69	7,574
FST	72	55	40	4,390
TOTALS	2,261		1,634	179,351

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	1,634	133.9566	127.26	207,943	1976	1995	0	0	0	13.75	86.25

1 SINGLE FAM – 0% - 0 Heated Area: 1372 HX Base Yr



96334 DUVAL RD, FERNANDINA BEACH

BLD DATE		LGL DATE	
XF DATE		LAND DATE	
INC DATE		AG DATE	

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 4	Tax Dist:
BUILDING MARKET VALUE	352,508
TOTAL MARKET OB/XF VALUE	17,001
TOTAL LAND VALUE - MARKET	81,000
TOTAL MARKET VALUE	450,509
SOH/AGL Deduction	0
ASSESSED VALUE	450,509
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	450,509
TOTAL JUST VALUE	450,509
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	435,215

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2441/0577	3/10/2021	WD	Q	I	01	440,000
GRANTOR: WEINZIRL OPAL M						
GRANTEE: DORRIAN SANDRA & JE						
2113/1975	4/17/2017	LE	U	I	11	100
GRANTOR: WEINZIRL OPAL M						
GRANTEE: RICHARDSON KAREN D						

BUILDING NOTES

BUILDING DIMENSIONS

FCP=[YR=1993] W49 S11 BAS=[YR=1993] S2 FOP=[YR=2013] W10 S23E10 N23 $ S26 E1 FOP=[YR=2013] S6 E20 N6 W20 $ E48 N28 W22 FST=[YR=2013] N8 W9 S8 E9 $ W27 $ E18 N8 E9 S8 E22 N11$.

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	0861	POOL GUNIT	0	0	0	0	578.00	SF	85.00	85.00	100	1980	1980	3	20	9,826	
2	0845	KOOL DECK	0	0	0	0	1,006.00	SF	7.25	7.25	100	1980	1980	3	32.5	2,370	
3	0810	CONCRETE A	0	0	0	0	419.00	SF	6.50	6.50	100	1976	1976	3	27	735	
4	0812	CONCRETE C	0	0	0	0	2,380.00	SF	3.00	3.00	100	1989	1989	3	57	4,070	

LAND DESCRIPTION

TOTAL OB/XF 17,001

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	0		RSF-2	0.00	0.00	2.00	LT		1.00	1.00	0.90	45,000.00	40,500.00	81,000							

REVIEW DATE 05/26/2021 BY KWA Total Acres: 0.00 Total Land Value: 81,000 Market: 0 Agricultural: 0 Common: 81,000 PRINTED 08/06/2024 BY SYS

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Interior Floo	11	CLAY TILE 30
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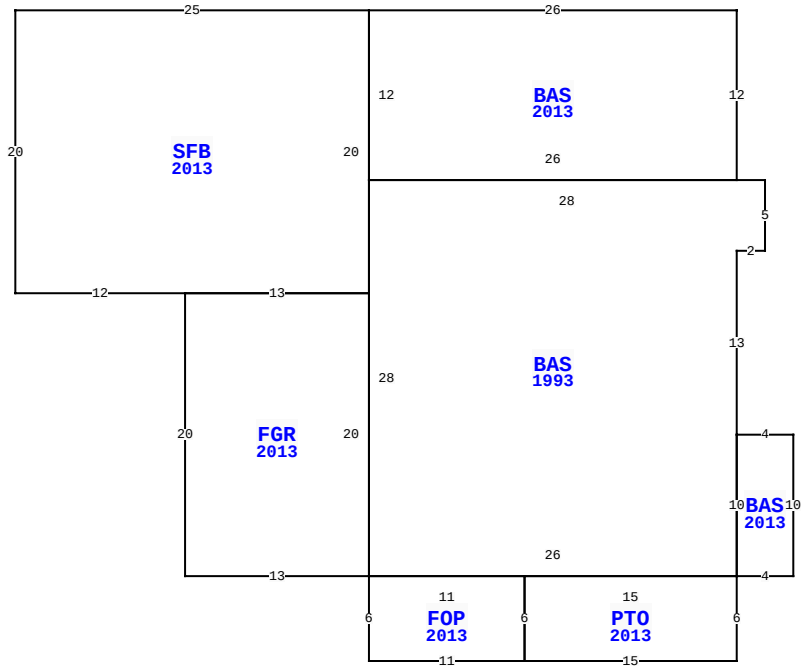
Heating Type	04	AIR DUCTED 100
Bedrooms		2 100
Bathrooms		2 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100
BUD8 Adjustme	04	DIST 01 100
Occupancy	00	NONE 100
Quality	06	Quality Level 06
DOR CODE	0100	SINGLE FAMILY
MAP NUM		MKT AREA 04
NEIGHBORHOOD/LOC	4005.00	

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	738	100	738	77,121
BAS	40	100	40	4,180
BAS	312	100	312	32,604
FGR	260	55	143	14,944
FOP	66	30	20	2,090
PTO	90	5	4	418
SFB	500	80	400	41,800
TOTALS	2,006		1,657	173,157

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	1,657	127.5350	121.16	200,762	1974	1995	0	0	0	13.75	86.25

2 SINGLE FAM – 0% - 0 Heated Area: 1490 HX Base Yr



96334 DUVAL RD, FERNANDINA BEACH

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NASSAU COUNTY PROPERTY

PAGE 2 of 2 4

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TOTAL JUST VALUE	450,509
NCON VALUE	0
INCOME VALUE	
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GRANTOR: WEINZIRL OPAL M						
GRANTEE: RICHARDSON KAREN D						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2013] W26 SFB=[YR=2013] W25 S20 E12 FGR=[YR=2013] S20 E13 FOP=[YR=2013] S6 E11 PTO=[YR=2013] E15 N6 BAS=[YR=2013] E4 N10 W4 BAS=[YR=1993] N13 E2 N5 W28 S28 E26 N10 $ S10 $ W15 S6 $ N6 W11 $ N20 W13 $ E13N20$ S12 E26 N12 $.

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

LAND DESCRIPTION

TOTAL OB/XF 0

L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPTH FACT	% COND	TOT ADJ	UNIT PRICE	ADJ UNIT PRICE	LAND VALUE	OTHER ADJUSTMENTS AND NOTES	YEAR	DENSITY	DECL	FRZ	YR	CONSRV

REVIEW DATE 05/26/2021 BY KWA Total Acres: 0.00 Total Land Value: 81,000 Market: 0 Agricultural: 0 Common: 81,000 PRINTED 08/06/2024 BY SYS