IN OR 1141/559

SASSER JOHN E & GINA M
2011 SUNRISE DR
FERNANDINA BEACH, FL 32034

2024

42-3N-28-0000-0004-0020

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

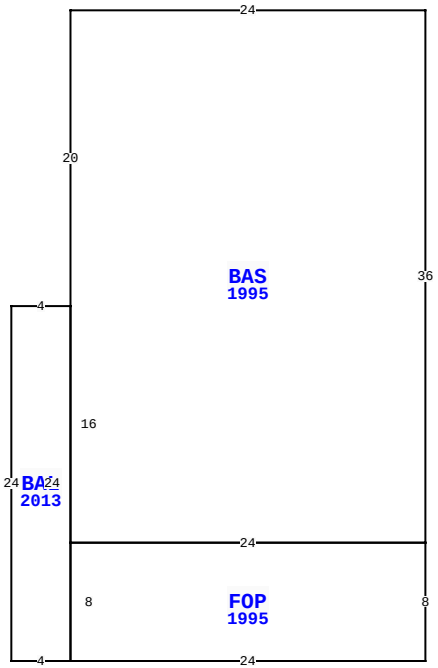
ELEMENT	CD	CONSTRUCTION
Exterior Wall	05	AVERAGE 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	12	HARDWOOD 80
Interior Floo	08	SHT VINYL 20
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		2 100
Bathrooms		1 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100
Occupancy	00	NONE 100
Quality	06	Quality Level 06
DOR CODE	0100	SINGLE FAMILY
MAP NUM		MKT AREA 04
NEIGHBORHOOD/LOC	4031.00	

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAL	96	15	14	1,582
BAS	864	100	864	97,599
FOP	192	30	58	6,552
TOTALS	1,152		936	105,732

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	936	137.8620	130.97	122,588	1995	1995	0	0	0	13.75	86.25

1 SINGLE FAM – 0% - 0 Heated Area: 864 HX Base Yr



97060 CAPE ST, YULEE

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	105,732
TOTAL MARKET OB/XF VALUE	9,128
TOTAL LAND VALUE - MARKET	480,000
TOTAL MARKET VALUE	594,860
SOH/AGL Deduction	176,606
ASSESSED VALUE	418,254
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	418,254
TOTAL JUST VALUE	594,860
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	590,298

PERMIT NUM	DESCRIPTION	AMT	ISSUED
94-00864	NEW CONSTR	48,758	03/11/1994

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2390/1205	9/04/2020	DG	U	I	11	100
GRANTOR: SASSER RICHARD A						
GRANTEE: SASSER JOHN E & GIN						
1141/0559	5/30/2003	WD	Q	I		250,000
GRANTOR: COOK RAYMOND W & MARI						
GRANTEE: SASSER JOHN E & GIN						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1995] W24 S20 BAL=[YR=2013] W4 S24 E4 FOP=[YR=1995] E24 N8 W24 S8$ N24 $ S16 E24 N36$.

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	0300	BOAT DCK W	0	0	90	4	360.00	SF	40.00	40.00	100	2000	2000	3	28	4,032	
2	1242	WD DECK A	0	0	8	12	96.00	SF	10.00	10.00	100	1994	1994	3	20	192	
3	0940	SHEDS/PORT	0	0	10	20	200.00	SF	30.00	30.00	100	2000	2000	3	20	1,200	
4	0310	AL GANG WY	0	0	0	0	28.00	LF	115.00	115.00	100	1996	1996	3	20	644	
5	0302	FLT DOCK C	0	0	32	8	256.00	SF	50.00	50.00	100	1996	1996	3	20	2,560	
6	0323	BOAT LFT H	0	0	0	0	1.00	UT	2,500.00	2,500.00	100	1996	1996	3	20	500	

LAND DESCRIPTION

TOTAL OB/XF 9,128

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	000132	C	SFR RIVER	0	0008	RSF-	1150.00	190.00	150.00	FF		1.00	1.00	1.00	3,200.00	3,200.00	480,000							

REVIEW DATE 05/12/2019 BY KBA Total Acres: 0.00 Total Land Value: 480,000 Market: 0 Agricultural: 0 Common: 480,000 PRINTED 08/06/2024 BY SYS