IN OR 1043/260
ESMT PT OR 1149/746

MCCARTHY PATRICK B & JANIS M
95185 FLATWOODS TRAIL
FERNANDINA BEACH, FL 32034

2024

43-2N-28-0000-0003-0010

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

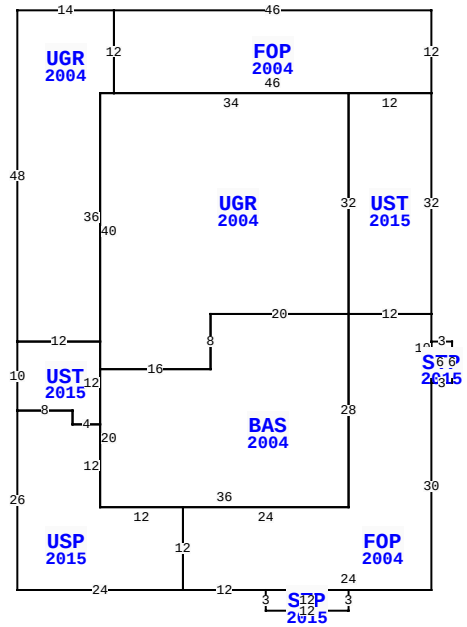
ELEMENT	CD	CONSTRUCTION
Exterior Wall	11	BD/BTN AVG 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	12	MODULAR MT 100
Interior Wall	05	DRYWALL 50
Interior Wall	08	DECORATIVE 50
Interior Floo	12	HARDWOOD 90
Interior Floo	11	CLAY TILE 10
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		2 100
Bathrooms		2.5 100
Frame	02	WOOD FRAME 100
Stories	2.	2. 100
Units		0 100
Occupancy	00	NONE 100
Quality	06	Quality Level 06
DOR CODE	5000	IMPROVED AG
MAP NUM		MKT AREA 04
NEIGHBORHOOD/LOC	4005.00	

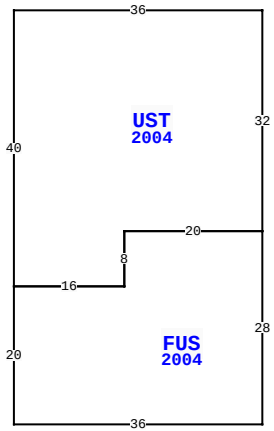
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	880	100	880	91,857
FOP	552	30	166	17,327
FOP	768	30	230	24,008
FUS	880	100	880	91,857
STP	18	10	2	209
STP	36	10	4	417
UGR	600	45	270	28,184
UGR	1,280	45	576	60,125
USP	448	30	134	13,988
UST	1,280	45	576	60,125
TOTALS	7,254		3,949	412,208

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	3,949	121.4055	115.34	455,478	2004	2004	0	0	0	9.50	90.50

1 SINGLE FAM – 100% - 2005 Heated Area: 1760 HX Base Yr 2005





** This building has 12 Sub-Areas

95185 FLATWOODS TRL, FERNANDINA BEACH

BLD DATE		LGL DATE	
XF DATE		LAND DATE	05/30/2023 MLU
INC DATE		AG DATE	

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 4	Tax Dist:	
BUILDING MARKET VALUE		412,208
TOTAL MARKET OB/XF VALUE		4,256
TOTAL LAND VALUE - MARKET		623,400
TOTAL MARKET VALUE		494,132
SOH/AGL Deduction		189,511
ASSESSED VALUE		304,621
TOTAL EXEMPTION VALUE	HX HB	50,000
BASE TAXABLE VALUE		254,621
TOTAL JUST VALUE		1,039,864
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		610,442

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B230008154	ENCL FOP	15,000	06/26/2023
B1632710	40X40 BARN	0	07/01/2016
B0310704	NEW CONSTR	242,160	01/01/2003

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1043/0260	3/12/2002	WD	Q	V		88,700

GRANTOR: JENKINS MARVIN P & CO

GRANTEE: MCCARTHY PATRICK &

BUILDING NOTES

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	0940	SHEDS/PORT	0	100	16	12	192.00	SF	30.00	30.00	100	2012	2012	3	55	3,168	
2	0680	POLE SHED	0	100	16	10	160.00	SF	10.00	10.00	100	2012	2012	3	68	1,088	

BUILDING DIMENSIONS

FOP=[YR=2004] W46 UGR=[YR=2004] W14 S48 UST=[YR=2015] S10 USP=[YR=2015] S26 E24 N12 W12 N12 W4 N2 W8$ E8 S2 E4 N12 W12$ E12 N36 E2 N12$ S12 UGR=[YR=2004] W2 S40 BAS=[YR=2004] S20 E36 N28 W20 S8 W16$ E16 N8 E20 FOP=[YR=2004] S28 W24 S12 E12 STP=[YR=2015] S3 E12 N3 W12$ E24 N30 STP=[YR=2015] E3 N6 W3 S6$ N10 UST=[YR=2015] N32 W12 S32 E12$ W12$ N32 W34$ E46 N12$ PTR=E35 UST=[YR=2004] E36 S32 FUS=[YR=2004] S28 W36 N20 E16 N8 E20$ W20 S8 W16 N40$ W35$.

LAND DESCRIPTION

TOTAL OB/XF 4,256

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	005000	C	RURAL HOME	100		OR	0.00	0.00	1.00	AC		1.00	1.00	1.00	75,000.00	75,000.00	75,000							
2	005600	A	TIMBER 3 SI	0		OR	0.00	0.00	4.14	AC		1.00	1.00	1.00	415.00	415.00	1,718							
3	005902	A	HARDWOOD SI	0		OR	0.00	0.00	5.00	AC		1.00	1.00	1.00	190.00	190.00	950							
4	009910	M	MKT.VAL.AG	0		OR	0.00	0.00	9.14	AC		1.00	1.00	0.80	75,000.00	60,000.00	548,400							

REVIEW DATE 06/27/2024 BY NWX Total Acres: 10.14 Total Land Value: 77,668 Market: 548,400 Agricultural: 2,668 Common: 75,000 PRINTED 08/06/2024 BY SYS