

LOT 10
IN OR 2164/1403
MURRAY'S TRIANGLE PB 6/31

NETTLES JOSEPH & ANGELA
95286 NASSAU RIVER ROAD
FERNANDINA BEACH, FL 32034

2024

44-2N-28-514M-0010-0000



BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	31	HARDIE BRD 100
Roof Structur	08	IRREGULAR 100
Roof Cover	13	STAND SEAM 100
Interior Wall	05	DRYWALL 100
Interior Floo	11	CLAY TILE 60
Interior Floo	14	CARPET 40
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		6 100
Bathrooms		4 100
Frame	02	WOOD FRAME 100
Stories		2. 100
Units		0 100
Occupancy	00	NONE 100

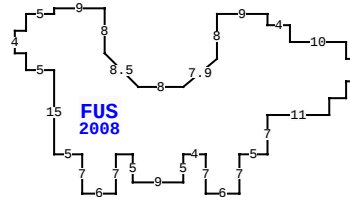
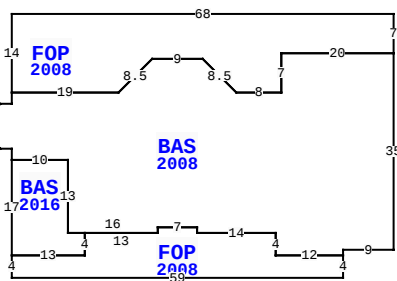
Quality	03	Quality Level 03
DOR CODE	0100	SINGLE FAMILY
MAP NUM		MKT AREA 04
NEIGHBORHOOD/LOC	4064.00	

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,896	100	1,896	306,599
BAS	182	100	182	29,431
FOP	379	30	114	18,434
FOP	722	30	217	35,091
FUS	1,112	100	1,112	179,820
TOTALS	4,291		3,521	569,375

EXTRA FEATURES									
L N	OB/XF CODE	DESCRIPTION	BLD CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE
1	0500	FP-PRE FAB	0 100	0	0	1.00	UT	3,500.00	3,500.00
2	0811	CONCRETE B	0 100	0	0	2,172.00	SF	5.20	5.20
3	0911	SCRN RM A	0 100	31	68	2,108.00	SF	17.50	17.50
4	0861	POOL GUNIT	0 100	38	15	570.00	SF	85.00	85.00
5	0877	JACUZZI	0 100	0	0	1.00	UT	1,000.00	1,000.00
6	0940	SHEDS/PORT	0 100	12	16	192.00	SF	30.00	30.00
7	0510	GARAGE WD-	0 100	24	24	576.00	SF	35.00	35.00
8	0940	SHEDS/PORT	0 100	12	12	144.00	SF	30.00	30.00
9	0940	SHEDS/PORT	0 100	6	6	36.00	SF	60.00	60.00
10	0811	CONCRETE B	0 100	0	0	2,695.00	SF	5.20	5.20

LAND DESCRIPTION									
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS
1	000100	C	SFR	100		RSF-1	0.00	0.00	1.00

MARKET ADJUSTMENTS												
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND	
0500	01	3,521	115.9200	173.88	612,231	2008	2008	0	0	7.00	93.00	
1 SFR CUST - 100% - 2019 Heated Area: 3190 HX Base Yr 2019												



NASSAU COUNTY PROPERTY			
VALUATION SUMMARY			PAGE 1 of 2
VALUATION BY		STANDARD	
Tax Group: 4		Tax Dist:	
BUILDING MARKET VALUE		569,375	
TOTAL MARKET OB/XF VALUE		108,857	
TOTAL LAND VALUE - MARKET		77,000	
TOTAL MARKET VALUE		755,232	
SOH/AGL Deduction		356,007	
ASSESSED VALUE		399,225	
TOTAL EXEMPTION VALUE		50,000	
BASE TAXABLE VALUE		349,225	
TOTAL JUST VALUE		755,232	
NCON VALUE		0	
INCOME VALUE			
PREVIOUS YEAR MKT VALUE		617,785	

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B1901891	REMODEL	6,500	03/01/2019
B24792	ADDITION	37,107	06/01/2011
B24548	CARPORT	11,249	04/01/2011
B24589	SWIM POOL	53,679	04/01/2011
C18223	CO ISSUED	312,531	10/03/2008
M12335	MECH OTHER	0	12/01/2006

SALES DATA					
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD
2164/1403	12/05/2017	WD	Q	I	05
GRANTOR: JOHNS JAMES N JR & DA					
GRANTEE: NETTLES JOSPEH & AN					
1686/0953	6/07/2010	WD	U	I	11
GRANTOR: FNB SOUTH					
GRANTEE: JOHNS JAMES N JR &					

BUILDING NOTES									

BUILDING DIMENSIONS									
FOP=[YR=2008] W68 S14 BAS=[YR=2008] S2 W2 D2 L2 S4 D2 R2 E2 S2 BAS=[YR=2016] S17 FOP=[YR=2008] S4 E59 N4 W12 N4 W14N1 W7 S1 W13 S4 W13\$ E13 N4 W3 N13 W10 \$ E10 S13E16 N1 E7 S1 E14 S4 E12 N1 E9 N35 W20 S7 W8 U6 L6 W9 D6 L6 W19 \$ E19 U6 R6 E9 D6 R6 E8 N7 E20 N7 \$ PTR=E30 FUS=[YR=2008] E5 N1 E9 S8 D6 R6 E8 R6 U5 N8 E9 S2 E4 S3 E10 S3 E2 S4 W2 S3 W3 S3 W11 S7 W5 S7 W6 N7 W4 S5 W9 N5 W3 S7 W6 N7 W5 N15 W5 N3 W2 N4 E2 N3 \$ W30 \$.									

LAND DESCRIPTION									
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS
1	000100	C	SFR	100		RSF-1	0.00	0.00	1.00

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