

PT OF LOT 1
IN OR 1996/1173
SEYMORE POINT ADD 1 PB 2/62

CUSICK WAYNE A & CAROL E
95015 NASSAU RIVER RD
FERNANDINA BEACH, FL 32034

2024

44-2N-28-5160-0001-0030



BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	10	ABOVE AVG 90
Exterior Wall	15	CONC BLOCK 10
Roof Structure	08	IRREGULAR 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 60
Interior Floo	12	HARDWOOD 40
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2.5 100
Frame	02	WOOD FRAME 100
Stories	2.	2. 100
Units		0 100

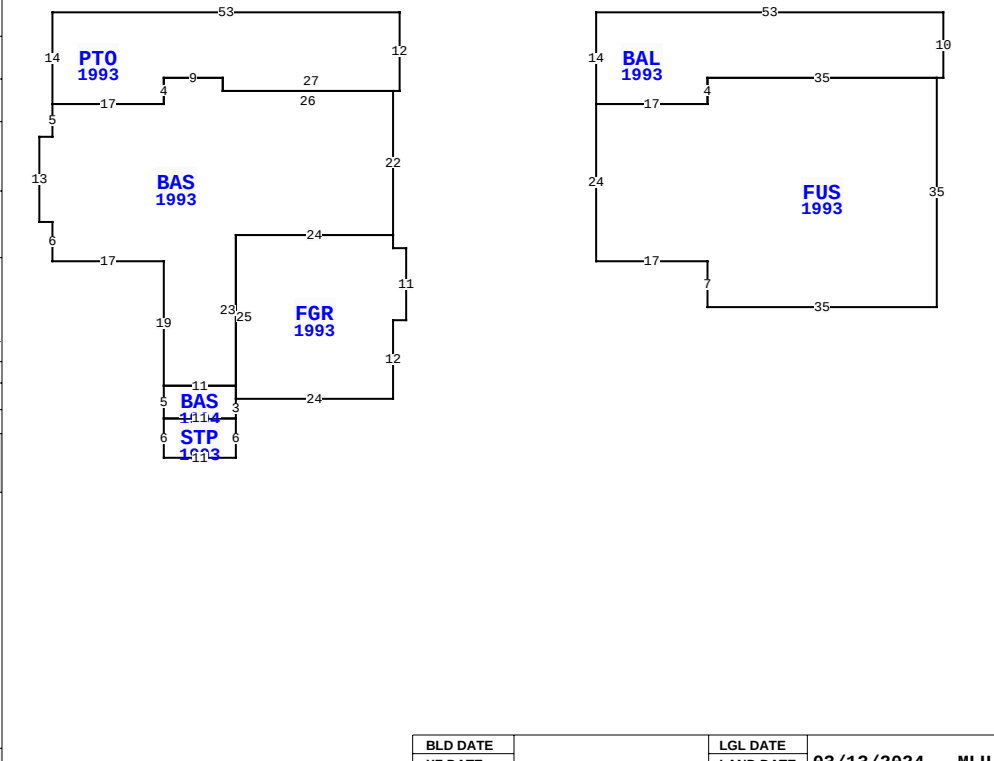
Quality	05	Quality Level 05
DOR CODE	0100	SINGLE FAMILY
MAP NUM		MKT AREA 04
NEIGHBORHOOD/LOC	4009.00	

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAL	598	15	90	12,975
BAS	1,475	100	1,475	212,655
BAS	55	100	55	7,929
FGR	622	55	342	49,307
FUS	1,633	100	1,633	235,434
PTO	652	5	33	4,757
STP	66	10	7	1,009
TOTALS	5,101		3,635	524,068

EXTRA FEATURES									
L N	OB/XF CODE	DESCRIPTION	BLD	CAP	L	W	UNITS	UT	Adj R
1	0810	CONCRETE A	0	100	4	28	112.00	SF	6.50
2	0810	CONCRETE A	0	100	24	24	576.00	SF	6.50
3	0940	SHEDS/PORT	0	100	10	14	140.00	SF	30.00
4	0300	BOAT DCK W	0	100	76	4	304.00	SF	40.00
5	0317	DCK PLNG W	0	100	0	0	4.00	UT	1,000.00
6	0322	BOAT LFT L	0	100	0	0	1.00	UT	1,500.00
7	0858	SCULP CONC	0	100	0	0	775.00	SF	13.00
8	0810	CONCRETE A	0	100	0	0	2,074.00	SF	6.50
9	0810	CONCRETE A	0	100	104	12	1,248.00	SF	6.50
10	0810	CONCRETE A	0	100	144	3	432.00	SF	6.50

LAND DESCRIPTION									
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS
1	000132	C	SFR RIVER	100	0005	RSF-1	80.00	350.00	80.00

MARKET ADJUSTMENTS													
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND		
0900	11	3,635	133.4160	166.77	606,209	1975	1995	0	0	0	13.55	86.45	
1 SNGL FAM - 100% - 2016 Heated Area: 3163 HX Base Yr 2016													



95015 NASSAU RIVER RD, FERNANDINA BEACH													
BLD DATE 03/13/2024 MLU													
LGL DATE 03/13/2024 MLU													
LND DATE 03/13/2024 MLU													
AG DATE 03/13/2024 MLU													
TOTAL OB/XF 34,620													
L N	OB/XF CODE	DESCRIPTION	BLD	CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE	ORIG COND	YEAR ON	YEAR ACTUAL
1	0810	CONCRETE A	0	100	4	28	112.00	SF	6.50	6.50	100	1990	1990
2	0810	CONCRETE A	0	100	24	24	576.00	SF	6.50	6.50	100	1993	1993
3	0940	SHEDS/PORT	0	100	10	14	140.00	SF	30.00	30.00	100	1993	1993
4	0300	BOAT DCK W	0	100	76	4	304.00	SF	40.00	40.00	100	1999	1999
5	0317	DCK PLNG W	0	100	0	0	4.00	UT	1,000.00	1,000.00	100	1999	1999
6	0322	BOAT LFT L	0	100	0	0	1.00	UT	1,500.00	1,500.00	100	1999	1999
7	0858	SCULP CONC	0	100	0	0	775.00	SF	13.00	13.00	100	1995	1995
8	0810	CONCRETE A	0	100	0	0	2,074.00	SF	6.50	6.50	100	1995	1995
9	0810	CONCRETE A	0	100	104	12	1,248.00	SF	6.50	6.50	100	1997	1997
10	0810	CONCRETE A	0	100	144	3	432.00	SF	6.50	6.50	100	1995	1995

TOTAL OB/XF 34,620													
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPH FACT	% COND
1	000132	C	SFR RIVER	100	0005	RSF-1	80.00	350.00	80.00	FF		1.00	1.00

NASSAU COUNTY PROPERTY									
PAGE 1 of 2									
VALUATION SUMMARY									
VALUATION BY					STANDARD				
Tax Group: 4					Tax Dist:				
BUILDING MARKET VALUE					547,872				
TOTAL MARKET OB/XF VALUE					75,801				
TOTAL LAND VALUE - MARKET					600,000				
TOTAL MARKET VALUE					1,223,673				
SOH/AGL Deduction					601,954				
ASSESSED VALUE					621,719				
TOTAL EXEMPTION VALUE					50,000				
BASE TAXABLE VALUE					571,719				
TOTAL JUST VALUE					1,223,673				
NCON VALUE					0				
INCOME VALUE									
PREVIOUS YEAR MKT VALUE					922,855				

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B1631827	GARAGE	49,986	02/18/2016
B1531424	SWIM POOL	38,600	11/13/2015
7413	ADDITION	69,335	07/23/1991

SALES DATA							
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE	
1996/1173	8/10/2015	WD	Q	I	01	650,000	
GRANTOR: BROWNE GAY K TRUSTEE							
GRANTEE: CUSICK WAYNE A & CA							
1872/1761	8/14/2013	WD	U	I	11	100	
GRANTOR: BROWNE GAY K							
GRANTEE: BROWN GAY K TRUSTEE							

BUILDING NOTES									
PTO=[YR=1993] W53 S14 BAS=[YR=1993] S5 W2 S13 E2 S6 E17 S19									
BAS=[YR=1994] S5 STP=[YR=1993] S6 E11 N6 W11 \$ E11 N3									
FGR=[YR=1993] E24 N12 E2 N11 W2 N2 W24 S25 \$ N2 W11 \$ E11									
N23 E24 N22 W26 N2 W9 S4 W17 \$ E17 N4 E9 S2 E27 N12 \$ PTR=									
E30 BAL=[YR=1993] E53 S10 W1FUS=[YR=1993] S35 W35 N7 W17									
N24 E17 N4 E35 \$ W35 S4 W17 N14 \$ W30 \$.									

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