

BUILDING CHARACTERISTICS		CONSTRUCTION	
ELEMENT	CD		
Exterior Wall	16	WD FR STUC	100
Roof Structur	03	GABLE/HIP	100
Roof Cover	03	COMP SHNGL	100
Interior Wall	05	DRYWALL	100
Interior Floor	14	CARPET	80
Interior Floor	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
BUD8 Adjustme	04	DIST 01	100
Occupancy	00	NONE	100
Quality	03	Quality Level	03
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
BAS	804	100	804
DCK	200	10	20
UCP	312	20	62
			SUBAREA MARKET VALUE
			65,559
			1,631
			5,055
TOTALS	1,316		886
			72,246

MARKET ADJUSTMENTS														
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND			
0100	01	886	118.8000	112.86	99,994	1948	1970	0	0	27.75	72.25			
1 SINGLE FAM - 0% - 0														
Heated Area: 804 HX Base Yr														
95051 NASSAU RIVER RD, FERNANDINA BEACH														
				BLD DATE					LGL DATE					
				XF DATE					LAND DATE	03/13/2024	MLU			
				INC DATE					AG DATE					

NASSAU COUNTY PROPERTY			
VALUATION SUMMARY			PAGE 1 of 1
VALUATION BY			STANDARD
Tax Group: 4	Tax Dist:		
BUILDING MARKET VALUE			72,246
TOTAL MARKET OB/XF VALUE			1,236
TOTAL LAND VALUE - MARKET			675,000
TOTAL MARKET VALUE			748,482
SOH/AGL Deduction			349,017
ASSESSED VALUE			399,465
TOTAL EXEMPTION VALUE			0
BASE TAXABLE VALUE			399,465
TOTAL JUST VALUE			748,482
NCON VALUE			0
INCOME VALUE			
PREVIOUS YEAR MKT VALUE			431,160

PERMIT NUM	DESCRIPTION	AMT	ISSUED
985501	REMODEL	2,000	10/01/1998
985142	REPAIR/RRF	0	08/01/1998

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1318/0022	5/16/2005	WD	U	I	01	52,000
GRANTOR: SHARPE MICHAEL VICTOR						
GRANTEE: SHARPE FAMILY INVES						
1318/0018	5/16/2005	QC	U	I	01	26,000
GRANTOR: SHARPE PATRICIA PELTI						
GRANTEE: SHARPE MICHAEL VICT						

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
1	0500	FP-PRE FAB	0	0	0	1.00	UT	3,500.00	3,500.00	100	1948	1948	3	20	700	
2	0810	CONCRETE A	0	0	13	312.00	SF	6.50	6.50	100	1960	1960	3	20	406	
3	0810	CONCRETE A	0	0	10	100.00	SF	6.50	6.50	100	1960	1960	3	20	130	
TOTAL OB/XF 1,236																

BUILDING NOTES	

BUILDING DIMENSIONS	
UCP=[YR=1993] W13 BAS=[YR=1993] W2 DCK=[YR=2013] N10 W20 S10 E20\$ W22 S5 W12 S19 E36 N24\$ S24 E13 N24\$.	

LAND DESCRIPTION		TOTAL OB/XF 1,236																						
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	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	0005	RSF-1	90.00	376.00	90.00	FF		1.00	1.00	1.00	7,500.00	7,500.00	675,000							