

PT OF LOT 2
IN OR 804/1398
SEYMORE POINT ADD 1 PB 2/62

POTTER STEPHEN C
95071 NASSAU RIVER ROAD
FERNANDINA BEACH, FL 32034

2024

44-2N-28-5160-0002-0020



BUILDING CHARACTERISTICS					MARKET ADJUSTMENTS												NASSAU COUNTY PROPERTY									
ELEMENT	CD	CONSTRUCTION	TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND	PAGE 1 of 2										
Exterior Wall	10	ABOVE AVG 100	0500	01	4,845	106.5540	159.83	774,376	2003	2003	0	0	0	9.50	90.50	VALUATION SUMMARY										
Roof Structur	08	IRREGULAR 100	1 SFR CUST - 100% - 2004												Heated Area: 3747											
Roof Cover	03	COMP SHNGL 100													HX Base Yr 2004											
Interior Wall	05	DRYWALL 100																								
Interior Floo	11	CLAY TILE 50																								
Interior Floo	12	HARDWOOD 50																								
Air Condition	03	CENTRAL 100																								
Heating Type	04	AIR DUCTED 100																								
Bedrooms		4 100																								
Bathrooms		3.5 100																								
Frame	02	WOOD FRAME 100																								
Stories	2.	2. 100																								
Units		0 100																								
BUD8 Adjustme	04	DIST 01 100																								
Occupancy	00	NONE 100																								
Quality			04	Quality Level 04																						
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																						
BAS	1,884	100	1,884	272,514																						
FGR	999	55	549	79,411																						
FOP	18	30	5	723																						
FOP	40	30	12	1,736																						
FOP	111	30	33	4,773																						
FOP	360	30	108	15,622																						
FSP	510	40	204	29,508																						
FUS	1,863	100	1,863	269,476																						
PTO	16	5	1	145																						
PTO	18	5	1	145																						
TOTALS	6,478		4,845	700,810																						
EXTRA FEATURES					95071 NASSAU RIVER RD, FERNANDINA BEACH																					
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	0300	BOAT DCK W	0	100	0	0	286.00	SF	40.00	40.00	100	1998	1998	3	26	2,974										
2	0303	FLT DOCK W	0	100	16	10	160.00	SF	26.00	26.00	100	1998	1998	3	26	1,082										
3	0310	AL GANG WY	0	100	0	0	24.00	LF	115.00	115.00	100	2002	2002	3	20	552										
4	0350	CARPORT WD	0	100	26	20	520.00	SF	13.00	13.00	100	2002	2002	3	20	1,352										
5	0322	BOAT LFT L	0	100	0	0	1.00	UT	1,500.00	1,500.00	100	2002	2002	3	20	300										
6	0812	CONCRETE C	0	100	0	0	3,255.00	SF	4.00	4.00	100	2003	2003	3	83	10,807										
7	0861	POOL GUNIT	0	100	0	0	418.00	SF	85.00	85.00	100	2003	2003	3	32	11,370										
8	0871	POOL HTR R	0	100	0	0	1.00	UT	2,000.00	2,000.00	100	2003	2003	3	21	420										
9	0504	FP-ELECTRI	0	100	0	0	1.00	UT	2,000.00	2,000.00	100	2003	2003	3	87	1,740										
10	0855	CONC PAVER	0	100	0	0	2,609.00	SF	10.00	10.00	100	2003	2003	3	83	21,655										
LAND DESCRIPTION					TOTAL OB/XF 52,252																					
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	100	0005	RSF-1	88.00	382.00	88.00	FF		1.00	1.00	1.00	7,500.00	7,500.00	660,000									

BUILDING CHARACTERISTICS										MARKET ADJUSTMENTS										NASSAU COUNTY PROPERTY									
ELEMENT		CD	CONSTRUCTION			TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND	VALUATION SUMMARY										
																			VALUATION BY		STANDARD								
																			Tax Group: 4		Tax Dist:								
																			BUILDING MARKET VALUE		700,810								
																			TOTAL MARKET OB/XF VALUE		72,495								
																			TOTAL LAND VALUE - MARKET		660,000								
																			TOTAL MARKET VALUE		1,433,305								
																			SOH/AGL Deduction		807,215								
																			ASSESSED VALUE		626,090								
																			TOTAL EXEMPTION VALUE		HX HB		50,000						
																			BASE TAXABLE VALUE		576,090								
																			TOTAL JUST VALUE		1,433,305								
																			NCON VALUE		0								
																			INCOME VALUE										
																			PREVIOUS YEAR MKT VALUE		1,098,037								
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																								