PT OF TRACT A
IN OR 2702/634
SEYMORE POINT ADDN #1 PBK 2/62

NCFL1 LLC
508 EAST DUELL ST
AZUSA, CA 91702

2024

44-2N-28-5160-000A-0030

BUILDING CHARACTERISTICS

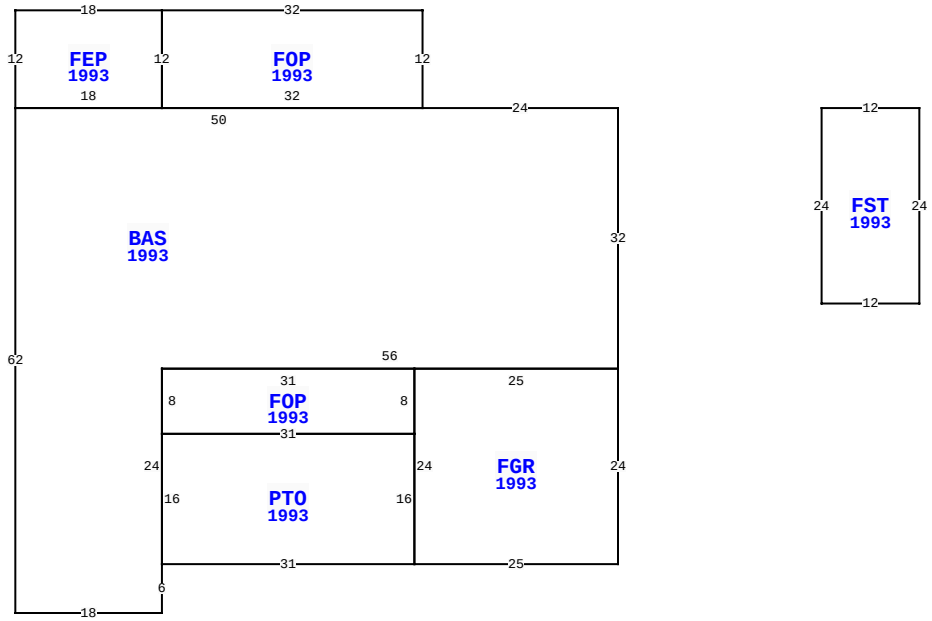
ELEMENT	CD	CONSTRUCTION
Exterior Wall	16	WD FR STUC 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 60
Interior Floo	08	SHT VINYL 40
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 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	2,908	100	2,908	228,880
FEP	216	80	173	13,616
FGR	600	55	330	25,974
FOP	248	30	74	5,824
FOP	384	30	115	9,051
FST	288	55	158	12,436
PTO	496	5	25	1,968
TOTALS	5,140		3,783	297,749

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	3,783	99.2250	94.26	356,586	1987	1990	0	0	0	16.50	83.50

1 SINGLE FAM – 100% - 2023 Heated Area: 2908 HX Base Yr 2023



95076 OELSNER DR, FERNANDINA BEACH

BLD DATE		LGL DATE	
XF DATE		LAND DATE	03/13/2024 MLU
INC DATE		AG DATE	

NASSAU COUNTY PROPERTY

PAGE 1 of 1 4

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 4	Tax Dist:	
BUILDING MARKET VALUE		297,749
TOTAL MARKET OB/XF VALUE		19,483
TOTAL LAND VALUE - MARKET		147,750
TOTAL MARKET VALUE		464,982
SOH/AGL Deduction		49,892
ASSESSED VALUE		415,090
TOTAL EXEMPTION VALUE	HX HB	50,000
BASE TAXABLE VALUE		365,090
TOTAL JUST VALUE		464,982
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		403,000

PERMIT NUM	DESCRIPTION	AMT	ISSUED
M2006983	H/AC	5,957	08/01/2020
3856	N/A	71,900	02/02/1987

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2702/634	3/22/2024	WD	Q	I	01	641,000
GRANTOR: FORTH CHRISTY AVILA						
GRANTEE: NCFL1 LLC						
2579/0422	7/14/2022	WD	Q	I	01	599,000
GRANTOR: FAIRBANKS MICHAEL S &						
GRANTEE: FORTH CHRUSTY AVILA						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1993] W24 FOP=[YR=1993] N12 W32 FEP=[YR=1993] W18 S12 E18 N12$ S12 E32$ W50 S62 E18 N6 PTO=[YR=1993] E31FGR=[YR=1993] E25 N24 W25 S24$ N16 FOP=[YR=1993] N8 W31 S8E31$ W31 S16$ N24 E56 N32$ PTR=E25 FST=[YR=1993] E12 S24 W12 N24$ W25$.

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	0500	FP-PRE FAB	0	100	0	0	1.00	UT	3,500.00	3,500.00	100	1987	1987	3	62	2,170	
2	0811	CONCRETE B	0	100	0	0	606.00	SF	5.20	5.20	100	1987	1987	3	52	1,639	
3	0812	CONCRETE C	0	100	0	0	2,226.00	SF	4.00	4.00	100	1987	1987	3	52	4,630	
4	0810	CONCRETE A	0	100	0	0	496.00	SF	6.50	6.50	100	1987	1987	3	52	1,676	
5	0300	BOAT DCK W	0	100	0	0	730.00	SF	40.00	40.00	100	1989	1989	3	20	5,840	
6	0510	GARAGE WD-	0	100	0	0	504.00	SF	35.00	35.00	100	1989	1989	3	20	3,528	

LAND DESCRIPTION

TOTAL OB/XF 19,483

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	000100	C	SFR	100		RS-1	0.00	0.00	1.97	AC		1.00	1.00	1.00	75,000.00	75,000.00	147,750							

REVIEW DATE 05/12/2019 BY KBA Total Acres: 1.97 Total Land Value: 147,750 Market: 0 Agricultural: 0 Common: 147,750 PRINTED 08/06/2024 BY SYS