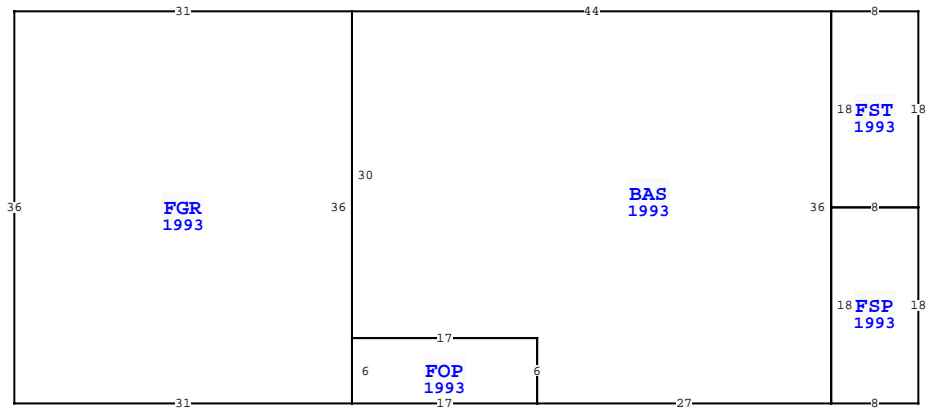


BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	19	COMMON BRK 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 90
Interior Wall	04	PLYWOOD 10
Interior Floo	14	CARPET 100
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		2 100
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

MARKET ADJUSTMENTS												
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND	
0100	01	2,264	116.6200	110.79	250,829	1953	1970	0	0	0	36.50	63.50
1 SINGLE FAM - 100% - 2019 Heated Area: 1482 HX Base Yr 2019												



Quality	03	Quality Level 03		
DOR CODE	0100	SINGLE FAMILY		
MAP NUM		MKT AREA 04		
NEIGHBORHOOD/LOC	4005.00			
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,482	100	1,482	104,261
FGR	1,116	55	614	43,196
FOP	102	30	31	2,181
FSP	144	40	58	4,081
FST	144	55	79	5,558
TOTALS	2,988		2,264	159,276

95030 HAPPY TR, FERNANDINA BEACH

BLD DATE		LGL DATE	
XF DATE		LAND DATE	05/30/2023
INC DATE		AG DATE	MLU

NASSAU COUNTY PROPERTY		PAGE 1 of 2	4
VALUATION SUMMARY			
VALUATION BY			STANDARD
Tax Group: 4	Tax Dist:		
BUILDING MARKET VALUE			177,807
TOTAL MARKET OB/XF VALUE			27,804
TOTAL LAND VALUE - MARKET			825,000
TOTAL MARKET VALUE			1,030,611
SOH/AGL Deduction			560,608
ASSESSED VALUE			470,003
TOTAL EXEMPTION VALUE	HX HB		50,000
BASE TAXABLE VALUE			420,003
TOTAL JUST VALUE			1,030,611
NCON VALUE			0
INCOME VALUE			
PREVIOUS YEAR MKT VALUE			697,470

PERMIT NUM	DESCRIPTION	AMT	ISSUED
R1707244	REPAIR/RRF	10,854	11/01/2017
R93-004	REPAIR/RRF	2,000	04/01/1993
9140	MH MOVE-ON	50,000	12/09/1992
5250	REPAIR/RRF	300	10/18/1988

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
0773/0259	9/24/1996	WD	U	I	18	100
GRANTOR: BENNETT MARY S L/E						
GRANTEE: CRIST HELEN I (RMDR)						
0709/0229	7/14/1994	WD	U	V	16	100
GRANTOR: CRAWFORD NOAH S & THE						
GRANTEE: BENNETT DANIEL G &						

BUILDING NOTES	

BUILDING DIMENSIONS	
FST=[YR=1993] W8 BAS=[YR=1993] W44 FGR=[YR=1993] W31 S36 E31FOP=[YR=1993] E17 N6 W17 S6\$ N36\$ S30 E17 S6 E27 FSP=[YR=1993] E8 N18 W8 S18\$ N36\$ S18 E8 N18\$.	

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	0811	CONCRETE B	0	100	0	0	1,383.00	SF	2.60	2.60	100	1978	1978	3	29	1,043	
2	0861	POOL GUNIT	0	100	35	18	630.00	SF	85.00	85.00	100	1978	1978	3	20	10,710	
3	0845	KOOL DECK	0	100	0	0	1,334.00	SF	7.25	7.25	100	1978	1978	3	29	2,805	
4	0350	CARPORT WD	0	100	38	13	494.00	SF	13.00	13.00	100	1978	1978	3	20	1,284	
6	0810	CONCRETE A	0	100	4	8	32.00	SF	6.50	6.50	100	1982	1982	3	38	79	
7	0300	BOAT DCK W	0	100	0	0	300.00	SF	40.00	40.00	100	1982	1982	3	20	2,400	
8	0100	BAR-B-Q	0	100	0	0	1.00	UT	200.00	200.00	100	1984	1984	3	20	40	
9	0351	CARPORT MT	0	100	12	18	216.00	SF	10.00	10.00	100	1993	1993	3	20	432	
10	1242	WD DECK A	0	100	12	9	108.00	SF	10.00	10.00	100	1993	1993	3	20	216	
11	0303	FLT DOCK W	0	100	20	8	160.00	SF	19.50	19.50	100	2000	2000	3	28	874	

LAND DESCRIPTION		TOTAL OB/XF													19,883									
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPHT FACT	% COND	TOT ADJ	UNIT PRICE	ADJ UNIT PRICE	LAND VALUE	OTHER ADJUSTMENTS AND NOTES	YEAR	DENSITY	DECL	FRZ	YR	CONSRV
1	000130	C	SFR WATER	100		RSF	1150.00	400.00	275.00	FF		1.00	1.00	1.00	3,000.00	3,000.00	825,000							

BUILDING CHARACTERISTICS		CONSTRUCTION	
ELEMENT	CD		
Exterior Wall	19	COMMON BRK	100
Roof Structur	03	GABLE/HIP	100
Roof Cover	12	MODULAR MT	100
Interior Wall	07	NONE	100
Interior Floo	03	CONC FINSH	100
Air Condition	01	NONE	100
Heating Type	01	NONE	100
Bedrooms		0	100
Bathrooms		0	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	4005.00		
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA
BAS	1,426	100	1,426
			SUBAREA MARKET VALUE
			18,531
TOTALS	1,426		1,426
			18,531

MARKET ADJUSTMENTS											
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
2											
2 GARAGE RES - 100% - 2019			Heated Area: 1426			HX Base Yr 2019					
BLD DATE XF DATE INC DATE											
LGL DATE LAND DATE AG DATE											
95030 HAPPY TR, FERNANDINA BEACH											
05/30/2023 MLU											

NASSAU COUNTY PROPERTY		PAGE 2 of 2	4
VALUATION SUMMARY			
VALUATION BY			STANDARD
Tax Group: 4	Tax Dist:		
BUILDING MARKET VALUE			177,807
TOTAL MARKET OB/XF VALUE			27,804
TOTAL LAND VALUE - MARKET			825,000
TOTAL MARKET VALUE			1,030,611
SOH/AGL Deduction			560,608
ASSESSED VALUE			470,003
TOTAL EXEMPTION VALUE	HX HB	50,000	
BASE TAXABLE VALUE			420,003
TOTAL JUST VALUE			1,030,611
NCON VALUE			0
INCOME VALUE			
PREVIOUS YEAR MKT VALUE			697,470

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
0773/0259	9/24/1996	WD U		I	18	100
GRANTOR: BENNETT MARY S L/E						
GRANTEE: CRIST HELEN I (RMDR)						
0709/0229	7/14/1994	WD U		V	16	100
GRANTOR: CRAWFORD NOAH S & THE						
GRANTEE: BENNETT DANIEL G &						

BUILDING NOTES	

BUILDING DIMENSIONS	
BAS=[YR=1993] W46 S31 E46 N31\$.	

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
12	0476	VF 6 SBPL	0	100	0	0		48.00	LF 32.00	100	2005	2005	3	66	1,014	
13	0092	AUTO GATE	0	100	0	0		1.00	UT 1,400.00	100	2005	2005	3	24	336	
14	0936	SEPTC TANK	0	100	0	0		1.00	UT 6,000.00	100	1993	1993	3	100	6,000	
15	1242	WD DECK A	0	100	17	14		238.00	SF 10.00	100	2005	2005	3	24	571	
TOTAL OB/XF 7,921																

LAND DESCRIPTION										TOTAL OB/XF														
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPHT FACT	% COND	TOT ADJ	UNIT PRICE	ADJ UNIT PRICE	LAND VALUE	OTHER ADJUSTMENTS AND NOTES	YEAR	DENSITY	DECL	FRZ	YR	CONSRV