



BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	16	WD FR STUC 100
Roof Structur	08	IRREGULAR 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	11	CLAY TILE 50
Interior Floo	14	CARPET 50
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		4 100
Bathrooms		3 100
Frame	02	WOOD FRAME 100
Stories	2.	2. 100
Units		0 100
Occupancy	00	NONE 100

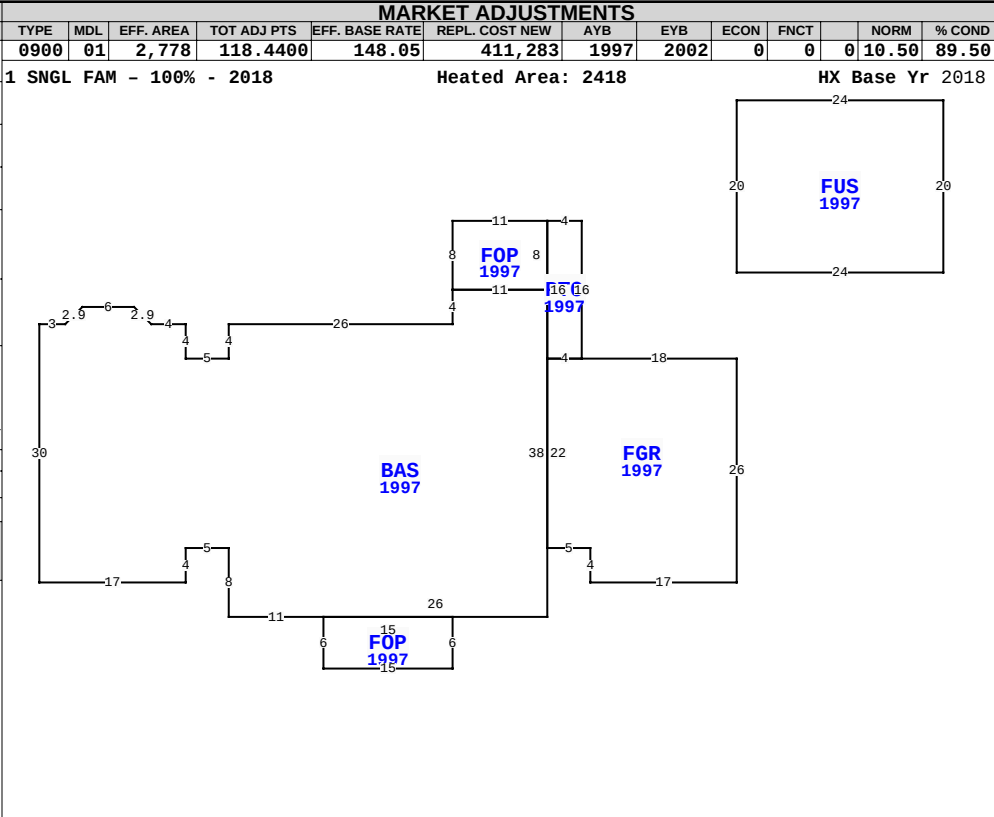
Quality	04	Quality Level 04
DOR CODE	0100	SINGLE FAMILY
MAP NUM		MKT AREA
		04
NEIGHBORHOOD/LOC	4020.00	

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,938	100	1,938	256,794
FGR	552	55	304	40,281
FOP	88	30	26	3,445
FOP	90	30	27	3,577
FUS	480	100	480	63,602
PTO	64	5	3	397

TOTALS	3,212		2,778	368,098
EXTRA FEATURES				

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	0 100	0	0	1.00	UT	3,500.00	3,500.00	100	1997	1997	3	80	2,800	
2	0811	CONCRETE B	0 100	0	0	1,768.00	SF	4.68	4.68	100	1997	1997	3	73	6,040	
3	0830	FLAGSTONE	0 100	0	0	1,683.00	SF	4.80	4.80	100	1997	1997	3	73	5,897	
4	0462	ST/AL FNC	0 100	132	0	528.00	SF	10.00	10.00	100	2017	2017	3	84	4,435	
5	0463	FENCE GATE	0 100	0	0	2.00	UT	450.00	450.00	100	2017	2017	3	92	828	

LAND DESCRIPTION			TOTAL OB/XF 20,000													
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
1	000100	C	SFR	100		RSF-1	0.00	0.00	1.00	LT		1.00	1.00	1.00	80,000.00	80,000.00



96027 THERON CT, FERNANDINA BEACH	BLD DATE	LGL DATE
	XF DATE	LAND DATE
	INC DATE	AG DATE

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	0 100	0	0	1.00	UT	3,500.00	3,500.00	100	1997	1997	3	80	2,800	
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1	000100	C	SFR	100		RSF-1	0.00	0.00	1.00	LT		1.00	1.00	1.00	80,000.00	80,000.00

NASSAU COUNTY PROPERTY		PAGE 1 of 1	4
VALUATION SUMMARY			
VALUATION BY			STANDARD
Tax Group: 4		Tax Dist:	
BUILDING MARKET VALUE			368,098
TOTAL MARKET OB/XF VALUE			20,000
TOTAL LAND VALUE - MARKET			80,000
TOTAL MARKET VALUE			468,098
SOH/AGL Deduction			177,601
ASSESSED VALUE			290,497
TOTAL EXEMPTION VALUE		HX HB	50,000
BASE TAXABLE VALUE			240,497
TOTAL JUST VALUE			468,098
NCON VALUE			0
INCOME VALUE			
PREVIOUS YEAR MKT VALUE			434,010

PERMIT NUM	DESCRIPTION	AMT	ISSUED
R08270	REPAIR/RRF	4,000	09/01/2005
B16127	ADDITION	23,760	09/01/2005
951574	ADDITION	0	01/06/1995

SALES DATA							
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE	
2719/800	6/10/2024	WD	Q	I	01	633,000	
GRANTOR: RUDISILL REX A &							
GRANTEE: SMITH DONNIE WAYNE							
2098/0330	1/31/2017	WD	Q	I	01	320,000	
GRANTOR: GOSSETT SEAN G & ANNA							
GRANTEE: RUDISILL REX A & SH							

BUILDING NOTES																
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BUILDING DIMENSIONS																
FGR=[YR=1997] W18 PTO=[YR=1997] N16 W4 FOP=[YR=1997] W11 S8 BAS=[YR=1997] S4 W26 S4 W5 N4 W4 U2 L2 W6 D2 L2 W3 S30 E17 N4 E5 S8 E11 FOP=[YR=1997] S6 E15 N6 W15\$ E26 N38 W11\$ E11 N8 \$ S16 E4 \$ W4 S22 E5 S4 E17 N26\$ PTR=N10 FUS=[YR=1997] N20 E24 S20 W24\$ S10\$.																