



BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	10	ABOVE AVG 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	11	CLAY TILE 40
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		4 100
Bathrooms		4 100
Frame	02	WOOD FRAME 100
Stories	1.5	1.5 100
Units		0 100
BUD4 Adjustme	35	. 100
Occupancy	00	NONE 100

Quality	04	Quality Level 04
DOR CODE	0100	SINGLE FAMILY

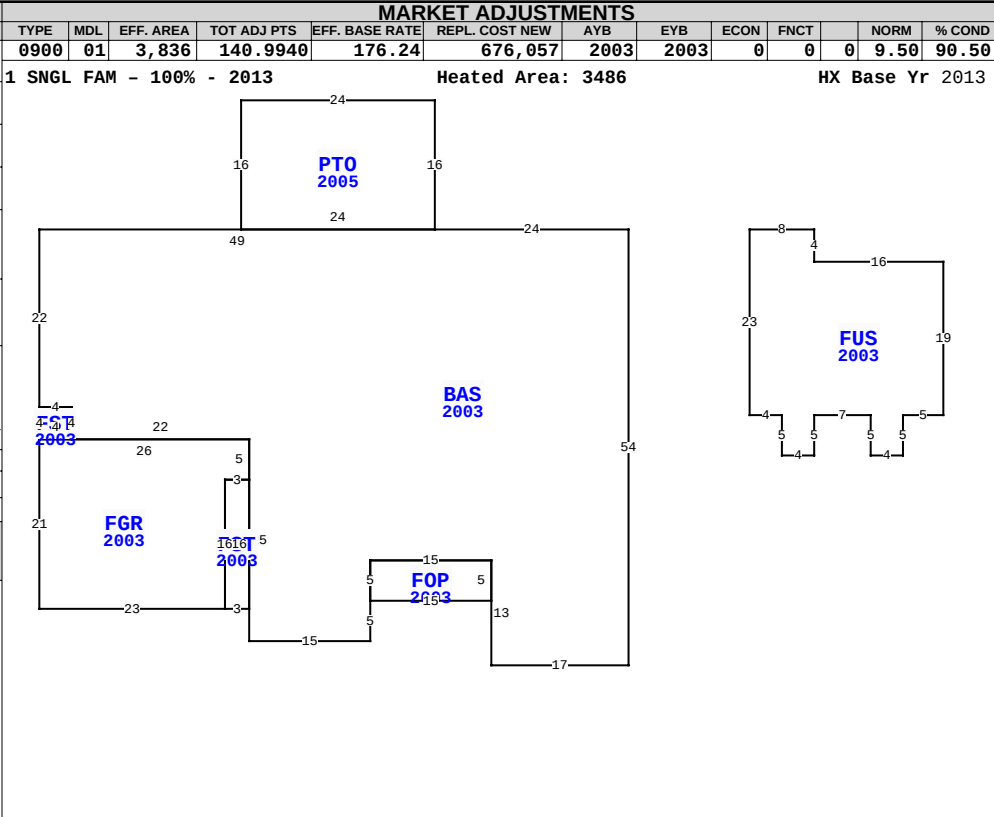
MAP NUM		MKT AREA	04
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NEIGHBORHOOD/LOC	4020.00
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AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	2,958	100	2,958	471,793
FGR	498	55	274	43,702
FOP	75	30	22	3,509
FST	16	55	9	1,435
FST	48	55	26	4,147
FUS	528	100	528	84,215
PTO	384	5	19	3,031

TOTALS	4,507		3,836	611,832
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EXTRA FEATURES									
L N	OB/XF CODE	DESCRIPTION	BLD	CAP	L	W	UNITS	UT	Adj R
1	0812	CONCRETE C	0	100	0	0	2,355.00	SF	4.00
2	0500	FP-PRE FAB	0	100	0	0	1.00	UT	1,750.00
3	0811	CONCRETE B	0	100	0	0	910.00	SF	5.20
4	0911	SCRN RM A	0	100	0	0	1,476.00	SF	17.50
5	0861	POOL GUNIT	0	100	0	0	480.00	SF	85.00
6	0855	CONC PAVER	0	100	0	0	639.00	SF	10.00
7	0510	GARAGE WD-	0	100	20	10	200.00	SF	35.00



96003 SKIPPER LN, FERNANDINA BEACH	BLD DATE 03/03/2023 NW	LGL DATE	
	XF DATE	LAND DATE	06/05/2023 MLU
	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	0812	CONCRETE C	0	100	0	0	2,355.00	SF	4.00	4.00	100	2003	2003	3	83	7,819	
2	0500	FP-PRE FAB	0	100	0	0	1.00	UT	1,750.00	1,750.00	100	2003	2003	3	87	1,523	
3	0811	CONCRETE B	0	100	0	0	910.00	SF	5.20	5.20	100	2005	2005	3	86	4,070	
4	0911	SCRN RM A	0	100	0	0	1,476.00	SF	17.50	17.50	100	2005	2005	3	24	6,199	
5	0861	POOL GUNIT	0	100	0	0	480.00	SF	85.00	85.00	100	2005	2005	3	40	16,320	
6	0855	CONC PAVER	0	100	0	0	639.00	SF	10.00	10.00	100	2005	2005	3	86	5,495	
7	0510	GARAGE WD-	0	100	20	10	200.00	SF	35.00	35.00	100	2016	2016	3	81	5,670	

LAND DESCRIPTION										TOTAL OB/XF						47,096		
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	LA VAL	
1	000100	C	SFR	100		RSF-1	0.00	0.00	0.61	AC		1.00	1.00	1.35	80,000.00	108,000.00		

NASSAU COUNTY PROPERTY										PAGE 1 of 1										4
VALUATION SUMMARY										STANDARD										
VALUATION BY										Tax Group: 4										
BUILDING MARKET VALUE										Tax Dist:										611,832
TOTAL MARKET OB/XF VALUE																				47,096
TOTAL LAND VALUE - MARKET																				65,880
TOTAL MARKET VALUE																				724,808
SOH/AGL Deduction																				337,623
ASSESSED VALUE																				387,185
TOTAL EXEMPTION VALUE										HX HB										50,000
BASE TAXABLE VALUE																				337,185
TOTAL JUST VALUE																				724,808
NCON VALUE																				0
INCOME VALUE																				
PREVIOUS YEAR MKT VALUE																				644,595

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B1631646	200 SF SHED	8,926	01/12/2016
B0515245	XF0B	14,315	05/01/2005
B0514974	SWIM POOL	42,094	01/01/2005

SALES DATA							
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE	
2281/1559	6/10/2019	QC	U	I	11	100	
GRANTOR: KELLER PAMELA KAY F/K							
GRANTEE: SINTES THOMAS J							
1811/0837	8/31/2012	WD	Q	I	02	410,000	
GRANTOR: O'QUINN JOHNNY B & RE							
GRANTEE: SINTES THOMAS J & P							

BUILDING NOTES									
BUILDING DIMENSIONS									
BAS=[YR=2003] W24 PTO=[YR=2005] N16 W24 S16 E24 \$ W49 S22									
FST=[YR=2003] S4 FGR=[YR=2003] S21 E23 FST=[YR=2003] E3									
N16 W3 S16 \$ N16 E3 N5 W26 \$ E4 N4 W4 \$ E4 S4 E22 S25 E15 N5									
FOP=[YR=2003] E15 N5 W15 S5 \$ N5 E15 S13 E17 N54 \$ PTR= E15									
FUS=[YR=2003] E8 S4 E16 S19 W5 S5 W4 N5 W7 S5 W4 N5 W4 N23 \$									
W15 \$.									