



BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	10	ABOVE AVG 100
Roof Structur	08	IRREGULAR 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floop	13	LVT/LAMMT 100
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms	3	100
Bathrooms	3	100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units	0	100

Quality	03	Quality Level 03
DOR CODE	0100	SINGLE FAMILY
MAP NUM		MKT AREA 04

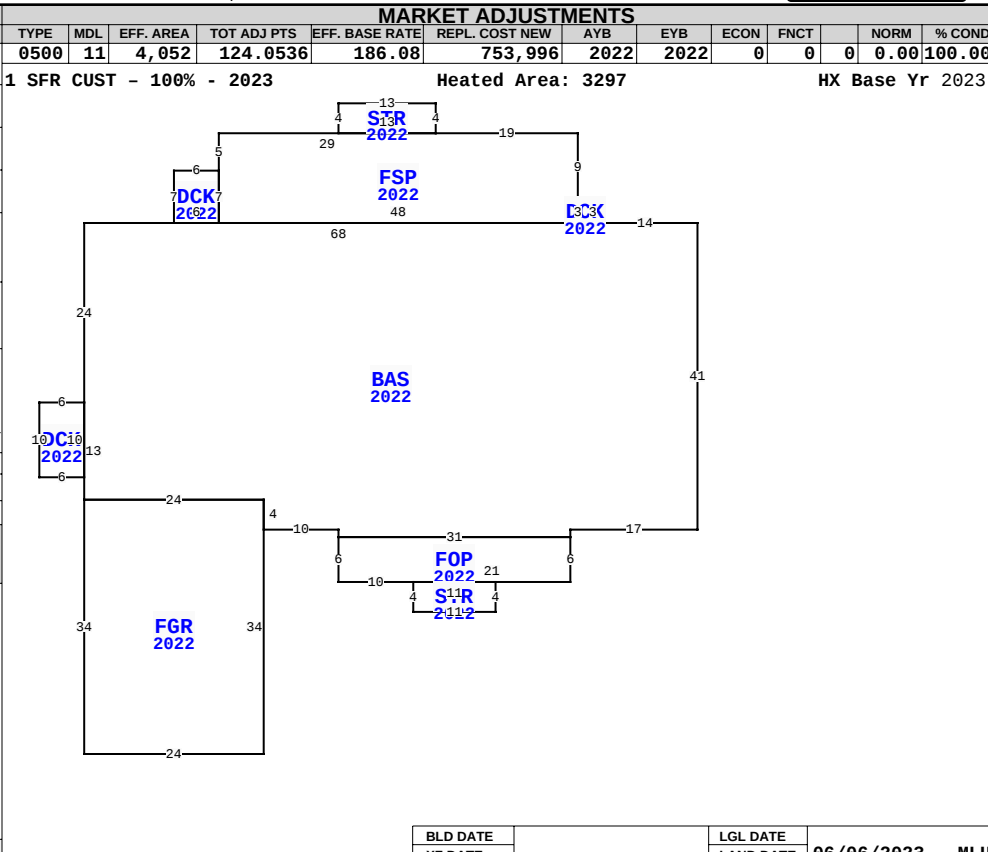
NEIGHBORHOOD/LOC 4020.00				
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	3,297	100	3,297	613,506
DCK	6	10	1	186
DCK	42	10	4	744
DCK	60	10	6	1,116
FGR	816	55	449	83,550
FOP	186	30	56	10,420
FSP	576	40	230	42,798
STR	44	10	4	744
STR	52	10	5	930
TOTALS	5,079		4,052	753,996

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	0504	FP-ELECTRI	0	100	0	0		1.00	2,000.00	100	2022	2022	3	100	2,000	
2	0855	CONC PAVER	0	100	0	0		3,074.00	10.00	100	2022	2022	3	100	30,740	
3	0855	CONC PAVER	0	100	0	0		576.00	10.00	100	2022	2022	3	100	5,760	
4	1123	CB 8"	0	100	275	0		825.00	6.15	100	2019	2019	3	98	4,972	

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	0504	FP-ELECTRI	0	100	0	0		1.00	2,000.00	100	2022	2022	3	100	2,000	
2	0855	CONC PAVER	0	100	0	0		3,074.00	10.00	100	2022	2022	3	100	30,740	
3	0855	CONC PAVER	0	100	0	0		576.00	10.00	100	2022	2022	3	100	5,760	
4	1123	CB 8"	0	100	275	0		825.00	6.15	100	2019	2019	3	98	4,972	

LAND DESCRIPTION																
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
1	000116	C	SFR MARSH	100		RSF-1	0.00	0.00	776.00	FF		1.00	1.00	0.31	2,000.00	613.00

REVIEW DATE	01/02/2023	BY	DJ	Total Acres:	0.00	Total Land Value:	475,688	Market:	0	Agricultural:	0	Common:	475,688
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95020 PACIFIC ISLE, FERNANDINA BEACH										BLD DATE		LGL DATE		06/06/2023	MLU
										XF DATE		LAND DATE			
										INC DATE		AG DATE			

TOTAL OB/XF																
43,472																

REVIEW DATE	01/02/2023	BY	DJ	Total Acres:	0.00	Total Land Value:	475,688	Market:	0	Agricultural:	0	Common:	475,688
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NASSAU COUNTY PROPERTY				PAGE 1 of 2	4
VALUATION SUMMARY				STANDARD	
VALUATION BY		Tax Group: 4			Tax Dist:
BUILDING MARKET VALUE		817,920			
TOTAL MARKET OB/XF VALUE		43,472			
TOTAL LAND VALUE - MARKET		475,688			
TOTAL MARKET VALUE		1,337,080			
SOH/AGL Deduction		0			
ASSESSED VALUE		1,337,080			
TOTAL EXEMPTION VALUE		50,000			HX HB
BASE TAXABLE VALUE		1,287,080			
TOTAL JUST VALUE		1,337,080			
NCON VALUE		0			
INCOME VALUE		0			
PREVIOUS YEAR MKT VALUE		1,299,448			

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B2105423	NEW CONSTR	98,745	04/29/2021
B2104913	NEW CONSTR	487,466	04/20/2021

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2362/0792	5/19/2020	WD Q	I	I	01	473,000
GRANTOR: MASSEY JOSEPH & KATHL						
GRANTEE: PERNIGOTTI LIVING T						
2332/1708	1/17/2020	QC U	I	I	11	12,500
GRANTOR: FIRST COAST INC						
GRANTEE: MASSEY JOSEPH & KAT						

BUILDING NOTES																
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BUILDING DIMENSIONS																
BAS=[YR=2022] W14 DCK=[YR=2022] N3W2 FSP=[YR=2022] N9W19 STR=[YR=2022] N4W13S4 E13S W29S5 DCK=[YR=2022] W6S7E6N7S S7 E48N3S S3 E2S W68 S24 DCK=[YR=2022] W6S10E6N10S S13 FGR=[YR=2022] S34 E24 N34 W24S E24 S4 E10 S1 FOP=[YR=2022] S6 E10 STR=[YR=2022] S4E11N4W11S E21 N6 W31 S E31 N1 E17 N41S.																

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