LOTS 1 & 2
(EX OR 2262/855)
THE COVE @ OYSTER BAY PB 6/79

GERKE JASON & COLLEEN
96082 PARK PLACE
FERNANDINA BEACH, FL 32034

2024

46-3N-28-5065-0001-0000

BUILDING CHARACTERISTICS

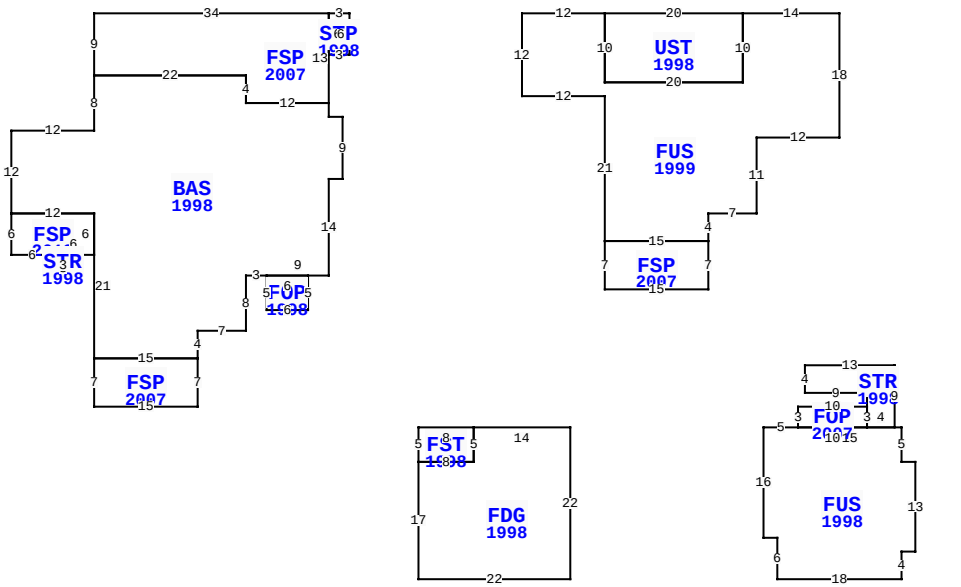
ELEMENT	CD	CONSTRUCTION
Exterior Wall	30	VINYL 100
Roof Structur	08	IRREGULAR 100
Roof Cover	12	MODULAR MT 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 70
Interior Floo	11	CLAY TILE 30
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		4 100
Frame	02	WOOD 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	4024.00	

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,336	100	1,336	199,632
FDG	444	60	266	39,747
FOP	30	30	9	1,344
FOP	30	30	9	1,344
FSP	105	40	42	6,276
FSP	105	40	42	6,276
FSP	354	40	142	21,219
FSP	72	40	29	4,333
FST	40	55	22	3,288
FUS	454	100	454	67,838
TOTALS	4,124		3,309	494,446

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0500	01	3,309	110.9934	166.49	550,915	1998	2002	0	0	0	10.25	89.75

1 SFR CUST - 100% - 2021 Heated Area: 2648 HX Base Yr 2021



** This building has 15 Sub-Areas

96082 PARK PL, FERNANDINA BEACH

BLD DATE		LGL DATE	
XF DATE		LAND DATE	04/04/2024 MLU
INC DATE		AG DATE	

NASSAU COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 4	Tax Dist:	
BUILDING MARKET VALUE		494,446
TOTAL MARKET OB/XF VALUE		14,061
TOTAL LAND VALUE - MARKET		210,000
TOTAL MARKET VALUE		718,507
SOH/AGL Deduction		331,847
ASSESSED VALUE		386,660
TOTAL EXEMPTION VALUE	HX HB	50,000
BASE TAXABLE VALUE		336,660
TOTAL JUST VALUE		718,507
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		666,741

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B2108845	REPAIR/RRF	18,000	08/01/2021

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2375/1712	7/07/2020	WD	U	I	11	100
GRANTOR: DEONAS DEMETRIOUS GUA						
GRANTEE: GERKE JASON & COLLE						
2375/1707	7/07/2020	QC	U	I	11	100
GRANTOR: KERRIGAN MICHAEL SUCC						
GRANTEE: GERKE JASON & COLLE						

BUILDING NOTES

BUILDING DIMENSIONS

STP=[YR=1998] W3 FSP=[YR=2007] W34 S9 BAS=[YR=1998] S8 W12 S12 FSP=[YR=2019] S6 E6 STR=[YR=1998] S2 E3 N2 W3 $ E6 N6 W12 $ E12 S21 FSP=[YR=2007] S7 E15 N7 W15 $ E15 N4 E7 N8 E3 FOP=[YR=1998] S5 E6 N5 W6 $ E9 N14 E2 N9 W2 N2 W12 N4 W22 $ E22 S4 E12 N13 $ S6 E3 N6 $ PTR= E25 FUS=[YR=1999] E12 UST=[YR=1998] E20 S10 W20 N10 $ S10 E20 N10 E14 S18 W12 S11 W7 S4 FSP=[YR=2007] S7 W15 N7 E15 $ W15 N21 W12 N12$ W25 $ PTR= S60 E60 FUS=[YR=1998] E5 FOP=[YR=2007] N3 E10 STR=[YR=1998] N2 W9 N4 E13 S9 W4 N3 $ S3 W10$ E15 S5 E2 S13 W2 S4 W18 N6 W2 N16$ W60 N60$ PTR= S60 E10 FST=[YR=1998] E8 FDG=[YR=1998] E14 S22 W22 N17 E8 N5$ S5 W8 N5$ W10 N60$.

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	1998	1998	3	81	2,835	
2	0810	CONCRETE A	0	100	71	3	213.00	SF	6.50	6.50	100	1998	1998	3	75	1,038	
3	0810	CONCRETE A	0	100	0	0	905.00	SF	6.50	6.50	100	1998	1998	3	75	4,412	
4	0819	CONC 12"	0	100	8	54	432.00	SF	6.18	6.18	100	1998	1998	3	75	2,001	
5	0855	CONC PAVER	0	100	0	0	400.00	SF	10.00	10.00	100	2002	2002	3	82	3,280	
6	0680	POLE SHED	0	100	15	11	165.00	SF	10.00	10.00	100	2002	2002	3	30	495	

LAND DESCRIPTION

TOTAL OB/XF 14,061

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	000133	C	SFR LAKE	100		PUD	0.00	0.00	1.50	LT		1.00	1.00	1.00	140,000.00	140,000.00	210,000							

REVIEW DATE 05/04/2020 BY KWA Total Acres: 0.00 Total Land Value: 210,000 Market: 0 Agricultural: 0 Common: 210,000 PRINTED 08/06/2024 BY SYS