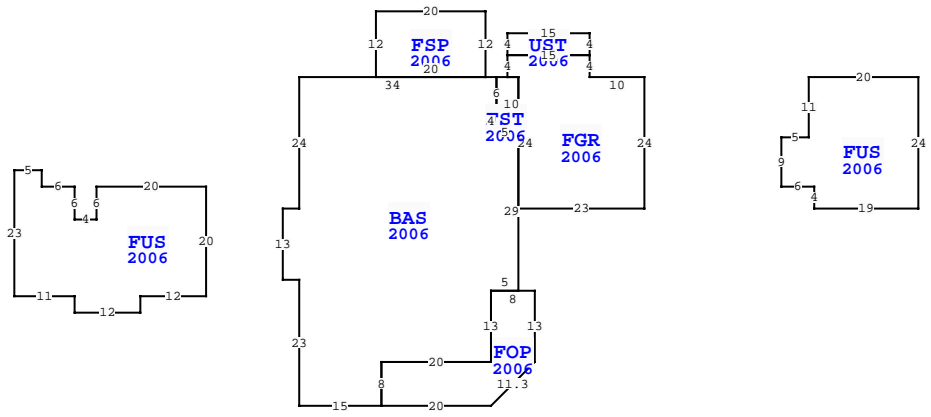




BUILDING CHARACTERISTICS	
ELEMENT	CD
Exterior Wall	31 HARDIE BRD 90
Exterior Wall	14 WD SHINGLE 10
Roof Structure	08 IRREGULAR 100
Roof Cover	13 STAND SEAM 100
Interior Wall	05 DRYWALL 100
Interior Floor	11 CLAY TILE 80
Interior Floor	12 HARDWOOD 20
Air Condition	03 CENTRAL 100
Heating Type	04 AIR DUCTED 100
Bedrooms	5 100
Bathrooms	5.5 100
Frame	02 WOOD FRAME 100
Stories	2. 2. 100
Units	0 100
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	
0500	01	3,951	126.1575	189.24	747,687	2006	2006	0	0	0	8.05	91.95
1 SFR CUST - 100% - 2020												
Heated Area: 3378 HX Base Yr 2020												



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	2,130	100	2,130	370,633
FGR	612	55	337	58,640
FOP	296	30	89	15,486
FSP	240	40	96	16,705
FST	44	55	24	4,176
FUS	521	100	521	90,657
FUS	727	100	727	126,502
UST	60	45	27	4,698
TOTALS	4,630		3,951	687,498

96218 PARK PL, FERNANDINA BEACH

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

NASSAU COUNTY PROPERTY		PAGE 1 of 1	4
VALUATION SUMMARY			
VALUATION BY	Tax Group: 4	Tax Dist:	STANDARD
BUILDING MARKET VALUE	687,498		
TOTAL MARKET OB/XF VALUE	24,455		
TOTAL LAND VALUE - MARKET	140,000		
TOTAL MARKET VALUE	851,953		
SOH/AGL Deduction	353,820		
ASSESSED VALUE	498,133		
TOTAL EXEMPTION VALUE	HX HB	50,000	
BASE TAXABLE VALUE	448,133		
TOTAL JUST VALUE	851,953		
NCON VALUE	13,800		
INCOME VALUE			
PREVIOUS YEAR MKT VALUE	834,616		

PERMIT NUM	DESCRIPTION	AMT	ISSUED
M10732	TANKS/BLRS	0	12/01/2005
C15523	CO ISSUED	300,000	07/01/2005
E15406	ELEC OTHER	5,000	07/01/2005
R07848	REPAIR/RRF	12,000	07/01/2005
B15523	NEW CONSTR	300,000	07/01/2005
P09726	OTHER	0	07/01/2005

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2305/1775	9/20/2019	WD	Q	V	03	90,000
GRANTOR: SCHULTZ THEODORE J &						
GRANTEE: GARBER VAN LAWRENCE						
2290/1150	7/09/2019	WD	Q	I	03	636,800
GRANTOR: MOYES BRETT D & TAMMY						
GRANTEE: GARBER VAN L & ANN						

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	0810	CONCRETE A	0	100	0	896.00	SF	6.50	6.50	100	2006	2006	3	87	5,067	
2	0500	FP-PRE FAB	0	100	0	1.00	UT	3,500.00	3,500.00	100	2006	2006	3	90	3,150	
3	0462	ST/AL FNC	0	100	115	460.00	SF	10.00	10.00	100	2006	2006	3	44	2,024	
4	0463	FENCE GATE	0	100	0	2.00	UT	300.00	300.00	100	2006	2006	3	69	414	
5	0855	CONC PAVER	0	100	0	1,380.00	SF	10.00	10.00	100	2024	2022		100	13,800	
TOTAL OB/XF 24,455																

BUILDING NOTES	
BAS=[YR=2006;ORIG=-27,0] W2 W34 S24 W3 S13 E3 S23 E15 N8 E20 N13 E5 N29 W5 N4 E1 N6 \$	
FUS=[YR=2006;ORIG=-80,20] W20 S6 W4 N6 W6 N3 W5 S23 E11 S3 E12 N3 E12 N20 \$	
FGR=[YR=2006;ORIG=0,0] W10 N4 W15 S4 E2 S24 E23 N24 \$	
FUS=[YR=2006;ORIG=30,0] E20 S24 W19 N4 W6 N9 E5 N11 \$	
FOP=[YR=2006;ORIG=-48,60] E20 U8R8 N13 W8 S13 W20 S8 \$	
FSP=[YR=2006;ORIG=-29,0] N12 W20 S12 E20 \$	
UST=[YR=2006;ORIG=-10,-4] N4 W15 S4 E15 \$	
FST=[YR=2006;ORIG=-25,0] W2 S6 W1 S4 E5 N10 W2 \$	
PTR=[ORIG=0,0] W80 S20 N20 E80 \$	
PTR=[ORIG=0,0] E30 W30 \$	

BUILDING DIMENSIONS	
BAS=[YR=2006;ORIG=-27,0] W2 W34 S24 W3 S13 E3 S23 E15 N8 E20 N13 E5 N29 W5 N4 E1 N6 \$	
FUS=[YR=2006;ORIG=-80,20] W20 S6 W4 N6 W6 N3 W5 S23 E11 S3 E12 N3 E12 N20 \$	
FGR=[YR=2006;ORIG=0,0] W10 N4 W15 S4 E2 S24 E23 N24 \$	
FUS=[YR=2006;ORIG=30,0] E20 S24 W19 N4 W6 N9 E5 N11 \$	
FOP=[YR=2006;ORIG=-48,60] E20 U8R8 N13 W8 S13 W20 S8 \$	
FSP=[YR=2006;ORIG=-29,0] N12 W20 S12 E20 \$	
UST=[YR=2006;ORIG=-10,-4] N4 W15 S4 E15 \$	
FST=[YR=2006;ORIG=-25,0] W2 S6 W1 S4 E5 N10 W2 \$	
PTR=[ORIG=0,0] W80 S20 N20 E80 \$	
PTR=[ORIG=0,0] E30 W30 \$	

LAND DESCRIPTION		TOTAL OB/XF 24,455																						
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	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	1.00	LT		1.00	1.00	1.00	140,000.00	140,000.00	140,000							