

LOT 20
IN OR 1174/550
NORTH SHORE SUB PB 5/255-256

STANLEY REESE P & VALERIE A
96227 NORTH SHORE DR
FERNANDINA BEACH, FL 32034

2024

46-3N-28-5340-0020-0000



BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	17	CB STUCCO 100
Roof Structur	03	GABLE/HIP 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	1.	1. 100
Units		0 100
Occupancy	00	NONE 100

Quality	03	Quality Level 03
DOR CODE	0100	SINGLE FAMILY

MAP NUM		MKT AREA	04
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NEIGHBORHOOD/LOC	4021.00
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AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,961	100	1,961	246,983
FDU	88	65	57	7,179
FGR	553	55	304	38,288
FOP	207	30	62	7,809
FOP	176	30	53	6,675
PTO	32	5	2	252
PTO	96	5	5	630

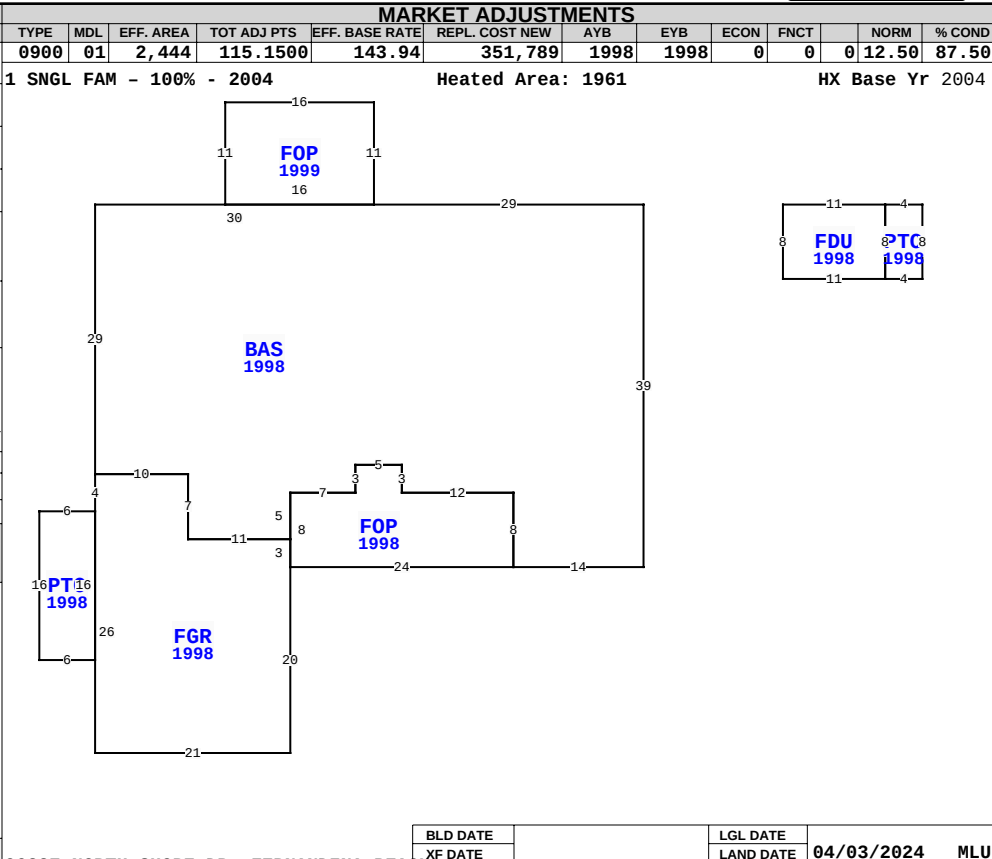
TOTALS	3,113		2,444	307,815
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EXTRA FEATURES

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	1998	1998	3	81	2,835	
2	0810	CONCRETE A	0	100	32	3	96.00	SF	6.50	6.50	100	1998	1998	3	75	468	
3	0811	CONCRETE B	0	100	19	67	1,273.00	SF	5.20	5.20	100	1998	1998	3	75	4,965	
4	0861	POOL GUNIT	0	100	0	0	420.00	SF	85.00	85.00	100	2002	2002	3	29	10,353	
5	0911	SCRN RM A	0	100	0	0	1,762.00	SF	17.50	17.50	100	2002	2002	3	20	6,167	
6	1123	CB 8"	0	100	17	5	85.00	SF	6.15	6.15	100	1998	1998	3	75	392	
7	0845	KOOL DECK	0	100	0	0	1,345.00	SF	7.25	7.25	100	2002	2002	3	82	7,996	

LAND DESCRIPTION

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	LAND VALUE	OTHER ADJUSTMENTS AND NOTES	YEAR	DENSITY	DECL	FRZ	YR	CONSRV
1	000100	C	SFR	100		RSF-1	0.00	0.00	1.00	LT		1.00	1.00	1.00	95,000.00	95,000.00	95,000							



96227 NORTH SHORE DR, FERNANDINA BEACH

BLD DATE	XF DATE	INC DATE	LGL DATE	LAND DATE	AG DATE

TOTAL OB/XF 33,176

NASSAU COUNTY PROPERTY										PAGE 1 of 2		4
VALUATION SUMMARY												
VALUATION BY										STANDARD		
Tax Group: 4					Tax Dist:							
BUILDING MARKET VALUE										330,552		
TOTAL MARKET OB/XF VALUE										33,176		
TOTAL LAND VALUE - MARKET										95,000		
TOTAL MARKET VALUE										458,728		
SOH/AGL Deduction										242,546		
ASSESSED VALUE										216,182		
TOTAL EXEMPTION VALUE					HX HB					50,000		
BASE TAXABLE VALUE										166,182		
TOTAL JUST VALUE										458,728		
NCON VALUE										0		
INCOME VALUE												
PREVIOUS YEAR MKT VALUE										431,833		
PERMIT NUM				DESCRIPTION				AMT			ISSUED	
007069				GARAGE				11,800			04/01/2000	
984740				NEW CONSTR				89,213			05/01/1998	
SALES DATA												
OFF RECORD Number		DATE		TYPE INST	Q U	V I	RSN CD	SALE PRICE				
1174/0550		9/22/2003		WD	Q	I		231,600				
GRANTOR:LOYD WILLIAM FRANK &												
GRANTEE:STANLEY REESE & VAL												
0873/0922		3/09/1999		WD	Q	I		164,000				
GRANTOR:CORDLE DAVID DWAYNE &												
GRANTEE:LOYD WILLIAM FRANK												
BUILDING NOTES												
BUILDING DIMENSIONS												
BAS=[YR=1998] W29 FOP=[YR=1999] N11 W16 S11 E16 \$ W30 S29												
FGR=[YR=1998] S4 PTO=[YR=1998] W6 S16 E6 N16 \$ S26 E21 N20												
FOP=[YR=1998] E24 N8 W12 N3 W5 S3 W7 S8 \$ N3 W11 N7 W10 \$ E10												
S7 E11 N5 E7 N3 E5 S3 E12 S8 E14 N39 \$ PTR= E15 FDU=[YR=1998]												
E11 PTO=[YR=1998] E4 S8 W4 N8 \$ S8 W11 N8 \$ W15 \$.												

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BUILDING CHARACTERISTICS

ELEMENT CD

CONSTRUCTION

Exterior Wall

Roof Structur

Roof Cover

Interior Wall

Interior Floo

Air Condition

Heating Type

Bedrooms

Bathrooms

Frame

Stories

Units

Occupancy

17

03

05

03

11

03

03

03

02

1.

00

00

CB STUCCO 100

GABLE/HIP 100

COMP SHNGL 100

DRYWALL 100

CLAY TILE 100

CENTRAL 100

FORCED AIR 100

0 100

1 100

WOOD FRAME 100

1. 100

0 100

NONE 100

TOTALS

544

422

22,737

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

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

LAND VALUE

OTHER ADJUSTMENTS AND NOTES

YEAR

DENSITY

DECL

FRZ

YR

CONSRV

REVIEW DATE

05/12/2019

BY

KBA

Total Acres:

0.00

Total Land Value:

95,000

Market:

0

Agricultural:

0

Common:

95,000

PRINTED 08/06/2024 BY SYS

MARKET ADJUSTMENTS

TYPE MDL EFF. AREA TOT ADJ PTS EFF. BASE RATE REPL. COST NEW AYB EYB ECON FNCT NORM % COND

0150 01 422 121.7700 60.88 25,691 2000 2000 0 0 0 11.50 88.50

2 ACCESSORY U - 100% - 2004 Heated Area: 416 HX Base Yr 2004

PTO 2000

BLD DATE XF DATE INC DATE

LGL DATE LAND DATE AG DATE

04/03/2024 MLU

TOTAL OB/XF 0

NASSAU COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY STANDARD

Tax Group: 4 Tax Dist:

BUILDING MARKET VALUE 330,552

TOTAL MARKET OB/XF VALUE 33,176

TOTAL LAND VALUE - MARKET 95,000

TOTAL MARKET VALUE 458,728

SOH/AGL Deduction 242,546

ASSESSED VALUE 216,182

TOTAL EXEMPTION VALUE HX HB 50,000

BASE TAXABLE VALUE 166,182

TOTAL JUST VALUE 458,728

NCON VALUE 0

INCOME VALUE

PREVIOUS YEAR MKT VALUE 431,833

SALES DATA

OFF RECORD Number DATE TYPE INST Q U V I RSN CD SALE PRICE

1174/0550 9/22/2003 WD Q I 231,600

GRANTOR: LOYD WILLIAM FRANK &

GRANTEE: STANLEY REESE & VAL

0873/0922 3/09/1999 WD Q I 164,000

GRANTOR: CORDLE DAVID DWAYNE &

GRANTEE: LOYD WILLIAM FRANK

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2000] W16 S26 PT0=[YR=2000] S8 E16 N8 W16 \$ E16 N26 \$.