



BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	31	HARDIE BRD 90
Exterior Wall	20	FACE BRICK 10
Roof Structure	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floor	11	CLAY TILE 60
Interior Floor	12	HARDWOOD 40
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms	3	100
Bathrooms	2	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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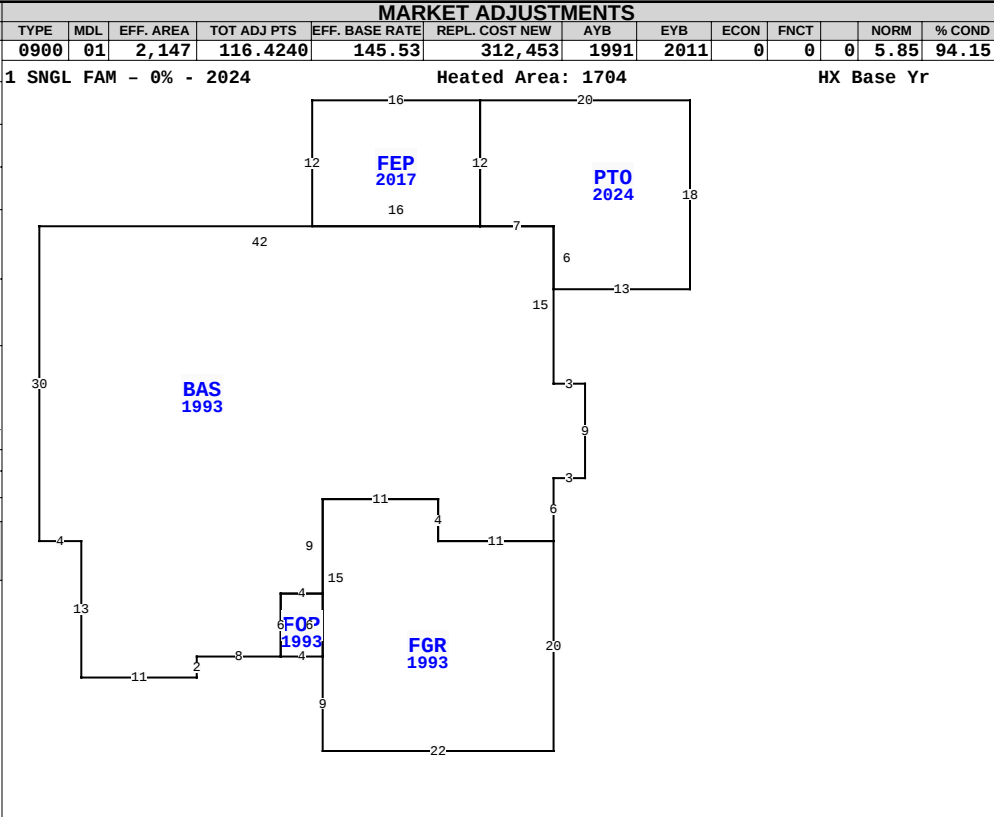
NEIGHBORHOOD/LOC	4021.00
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AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,704	100	1,704	233,476
FEP	192	80	154	21,101
FGR	484	55	266	36,446
FOP	24	30	7	959
PTO	318	5	16	2,192

TOTALS	2,722	2,147	294,174
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EXTRA FEATURES											
L N	OB/XF CODE	DESCRIPTION	BLD	CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE	NOTES
1	0811	CONCRETE B	0	0	0	0	1,555.00	SF	5.20	5.20	
2	0940	SHEDS/PORT	0	0	12	10	120.00	SF	20.10	20.10	
3	0500	FP-PRE FAB	0	0	0	0	1.00	UT	3,500.00	3,500.00	

LAND DESCRIPTION											
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	CONSRV
1	000100	C	SFR	0		RSF-1	0.00	0.00	1.00	LT	



96147 NORTH SHORE DR, FERNANDINA BEACH	BLD DATE 03/24/2008	RK	LGL DATE 04/03/2024	MLU
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TOTAL OB/XF											
7,945											

NASSAU COUNTY PROPERTY			
PAGE 1 of 1			
VALUATION SUMMARY			
VALUATION BY		STANDARD	
Tax Group: 4		Tax Dist:	
BUILDING MARKET VALUE		294,174	
TOTAL MARKET OB/XF VALUE		7,945	
TOTAL LAND VALUE - MARKET		95,000	
TOTAL MARKET VALUE		397,119	
SOH/AGL Deduction		0	
ASSESSED VALUE		397,119	
TOTAL EXEMPTION VALUE		0	
BASE TAXABLE VALUE		397,119	
TOTAL JUST VALUE		397,119	
NCON VALUE		2,192	
INCOME VALUE			
PREVIOUS YEAR MKT VALUE		348,215	

PERMIT NUM	DESCRIPTION	AMT	ISSUED
7200	NEW CONSTR	75,605	05/01/1991

SALES DATA					
OFF RECORD Number	DATE	TYPE INST	Q / I	V / I	RSN CD
2676/402	10/27/2023	WD Q	Q	I	01
GRANTOR: BELCHER STEPHEN R & E					
GRANTEE: ELLIS DALE S & PATR					
2111/0222	3/30/2017	WD Q	Q	I	02
GRANTOR: AGONIS HANNA H					
GRANTEE: BELCHER STEPHEN R &					

BUILDING NOTES											
BAS=[YR=1993;ORIG=0,0] W3 N15 W7 W42 S30 E4 S13 E11 N2 E8 N6 E4 N9 E11 S4 E11 N6 E3 N9 \$											
FGR=[YR=1993;ORIG=-25,26] S9 E22 N20 W11 N4 W11 S15 \$											
FEP=[YR=2017;ORIG=-10,-15] N12 W16 S12 E16 \$											
FOP=[YR=1993;ORIG=-29,26] E4 N6 W4 S6 \$											
PTO=[YR=2024;ORIG=-10,-27] E20 S18 W13 N6 W7 N12 \$											