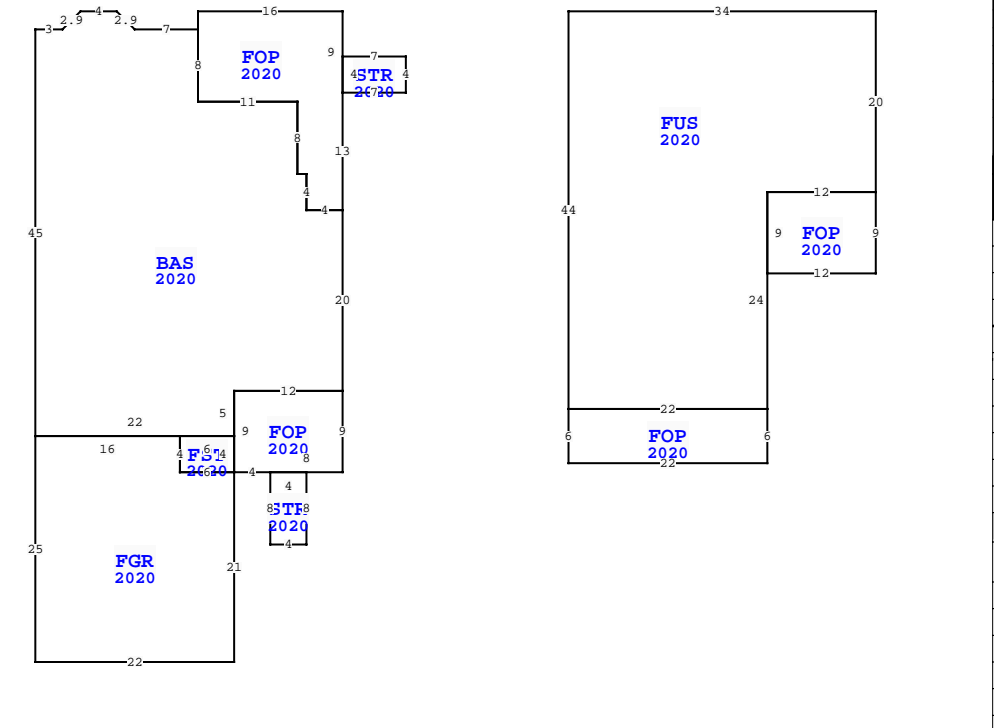


BUILDING CHARACTERISTICS	
ELEMENT	CD
Exterior Wall	17 CB STUCCO 50
Exterior Wall	31 HARDIE BRD 50
Roof Structure	08 IRREGULAR 100
Roof Cover	13 STAND SEAM 100
Interior Wall	05 DRYWALL 100
Interior Floor	13 LVT/LAMMT 70
Interior Floor	11 CLAY TILE 30
Air Condition	03 CENTRAL 100
Heating Type	04 AIR DUCTED 100
Bedrooms	3 100
Bathrooms	3.5 100
Frame	03 MASONRY 100
Stories	2. 2.100
Units	0 100

MARKET ADJUSTMENTS											
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
0500	12	2,983	178.4364	267.65	798,400	2020	2020	0	0	0	1.25 98.75

NASSAU COUNTY PROPERTY		PAGE 1 of 1	4
VALUATION SUMMARY			
VALUATION BY		STANDARD	
Tax Group: 4		Tax Dist:	
BUILDING MARKET VALUE		788,420	
TOTAL MARKET OB/XF VALUE		25,575	
TOTAL LAND VALUE - MARKET		160,000	
TOTAL MARKET VALUE		973,995	
SOH/AGL Deduction		500,000	
ASSESSED VALUE		473,995	
TOTAL EXEMPTION VALUE		HX HB 50,000	
BASE TAXABLE VALUE		423,995	
TOTAL JUST VALUE		973,995	
NCON VALUE		10,200	
INCOME VALUE			
PREVIOUS YEAR MKT VALUE		813,164	



Quality	04 Quality Level 04			
DOR CODE	0100 SINGLE FAMILY			
MAP NUM	MKT AREA 04			
NEIGHBORHOOD/LOC	4024.100			
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,298	100	1,298	343,067
FGR	526	55	289	76,384
FOP	108	30	32	8,458
FOP	108	30	32	8,458
FOP	132	30	40	10,572
FOP	216	30	65	17,180
FST	24	55	13	3,436
FUS	1,208	100	1,208	319,279
STR	28	10	3	793
STR	32	10	3	793
TOTALS	3,680		2,983	788,420

96450 BAY VIEW DR, FERNANDINA BEACH

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

PERMIT NUM	DESCRIPTION	AMT	ISSUED
C1808973	CO ISSUED	0	08/14/2020
B1808973	NEW CONSTR	339,400	12/01/2018

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2682/1984	11/30/2023	WD	Q	I	01	1,250,000
GRANTOR: DAUGHTREY WILLIAM & E						
GRANTEE: COMBS JOHN W & KATH						
2589/0159	9/07/2022	WD	Q	I	01	1,100,000
GRANTOR: SKORUPSKI JOSEPH M &						
GRANTEE: DAUGHTREY WILLIAM T						

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	0855	CONC PAVER	0 100	35	5	175.00	SF	10.00	10.00	100	2020	2020	3	99	1,733	
2	0855	CONC PAVER	0 100	0	0	1,028.00	SF	10.00	10.00	100	2020	2020	3	99	10,177	
3	0500	FP-PRE FAB	0 100	0	0	1.00	UT	3,500.00	3,500.00	100	2020	2020	3	99	3,465	
4	0409	ELEVATOR R	0 100	0	0	1.00	UT	10,200.00	10,200.00	100	2024	2023		100	10,200	

LAND DESCRIPTION												TOTAL OB/XF					25,575							
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	000116	C	SFR MARSH	100		PUD	0.00	0.00	1.00	LT		1.00	1.00	1.00	160,000.00	160,000.00	160,000							

BUILDING NOTES											
BAS=[YR=2020;ORIG=-16,2] W7 U2L2 W4 D2L2 W3 S45 E22 N5 E12 N20 W4 N4 W1 N8 W11 N8 \$											
FUS=[YR=2020;ORIG=25,0] E34 S20 W12 S24 W22 N44 \$											
FGR=[YR=2020;ORIG=-34,47] S25 E22 N21 W6 N4 W16 \$											
FOP=[YR=2020;ORIG=0,0] W16 S2 S8 E11 S8 E1 S4 E4 N13 N9 \$											
FOP=[YR=2020;ORIG=47,44] S6 W22 N6 E22 \$											
FOP=[YR=2020;ORIG=-12,51] E4 E8 N9 W12 S9 \$											
FOP=[YR=2020;ORIG=59,20] S9 W12 N9 E12 \$											
STR=[YR=2020;ORIG=-8,51] S8 E4 N8 W4 \$											
STR=[YR=2020;ORIG=0,9] E7 N4 W7 S4 \$											
FST=[YR=2020;ORIG=-12,51] N4 W6 S4 E6 \$											
PTR=[ORIG=0,0] E25 W25 \$											

LAND DESCRIPTION												TOTAL OB/XF					25,575							
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	000116	C	SFR MARSH	100		PUD	0.00	0.00	1.00	LT		1.00	1.00	1.00	160,000.00	160,000.00	160,000							