

**ANSTEAD GREG & SUSAN**  
96588 COMPASS POINT DRIVE  
FERNANDINA BEACH, FL 32034

**46-3N-28-5481-0B32-0000**

BUILDING CHARACTERISTICS

ELEMENTCDCONSTRUCTION  
Exterior Wall17CB STUCCO 50  
Exterior Wall31HARDIE BRD 50  
Roof Structur08IRREGULAR 100  
Roof Cover13STAND SEAM 100  
Interior Wall05DRYWALL 100  
Interior Floor11CLAY TILE 60  
Interior Floor14CARPET 40  
Air Condition03CENTRAL 100  
Heating Type04AIR DUCTED 100  
Bedrooms3 100  
Bathrooms2.5 100  
  
Frame Stories Units03MASONRY 100  
2. 100  
0 100  
  
  
  
Quality04Quality Level 04  
DOR CODE0100SINGLE FAMILY  
MAP NUMMKT AREA04  
NEIGHBORHOOD/LOC4024.100  
AREA TYPETOTAL GROSS AREAPCT OF BASETOT ADJ ASUBAREA MARKET VALUE  
BAS18710018741,983  
BAS2,1921002,192492,120  
DCK45104898  
FGR1,33455734164,788  
FOP11030337,408  
FOP11030337,408  
FOP7313021949,167  
FSP238409521,329  
FST4255235,164  
STR561061,347  
TOTALS5,1253,534793,409

MARKET ADJUSTMENTS

TYPETYPEMDLEFF. AREATOT ADJ PTSEFF. BASE RATEREPL. COST NEWAYBEYBECONFNCTNORM% COND  
0500113,534150.0444225.07795,39720222022000.2599.75  
1 SFR CUST - 100% - 2023Heated Area: 2379HX Base Yr 2023  

FST 2022 FOP 2022 BAS 2022 FGR 2022 STR 2022

NASSAU COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY STANDARD  
Tax Group: 4Tax Dist:  
BUILDING MARKET VALUE793,409  
TOTAL MARKET OB/XF VALUE12,320  
TOTAL LAND VALUE - MARKET160,000  
TOTAL MARKET VALUE965,729  
SOH/AGL Deduction54,901  
ASSESSED VALUE910,828  
TOTAL EXEMPTION VALUE HX HB50,000  
BASE TAXABLE VALUE860,828  
TOTAL JUST VALUE965,729  
NCON VALUE0  
INCOME VALUE  
PREVIOUS YEAR MKT VALUE884,299

Sales Data

OFF RECORD NumberDATETYPEINSTQUANTITYVOLUMERSNCD SALE PRICE  
2599/073410/21/2022WDQI02738,600  
GRANTOR:NEW ATLANTIC BUILDERS  
GRANTEE:ANSTEAD GREG & SUSANA441/13553/05/2021SWQV01115,000  
GRANTOR:O B ISLAND HOMES LLC  
GRANTEE:NEW ATLANTIC BUILDERS

BUILDING NOTES

BUILDING DIMENSIONS

FOP=[YR=2022] W17 FGR=[YR=2022] W17 S70 E11 S2 E12 N2  
FOP=[YR=2022] E11 N6 STR=[YR=2022] E4 N14 DCK=[YR=2022] E1 N9  
W5 S9 E4\$ W4 S14\$ N4 BAS=[YR=2022] N17 W11 FST=[YR=2022] W7  
S6 E7 N6\$ S17 E11\$ W11 S10\$ N21 W7 N6 E1 N43\$ S43 E17 N43\$  
PTR=E15 BAS=[YR=2022] E17 FSP=[YR=2022] E17 S14 W17 N14\$ S14  
E17 S50 FOP=[YR=2022] S10 W3 STR=[YR=2022] S16W8 N4 E4 N12  
E4\$ W8 N10 E11\$ W11 S12 W12 N2 W11 N74\$ W15\$.

LAND DESCRIPTION

L NUSE CODECLSBLD USE DESCRIPTIONCAPRDLOZONEFRONTDEPTHTOT LND UTSLUNIT TYPEDTDPHFAC% CONDTOT ADJUNIT PRICEADJ UNIT PRICELAND VALUETHOTHER ADJUSTMENTS AND NOTESSALE YEARDENSITYDECLFRZYRCONSRV  
1 000116CSFR MARSH100PUD0.000.001.00LT1.001.001.00160,000.00160,000.00160,000

REVIEW DATE11/14/2022BY DJTotal Acres: 0.00Total Land Value: 160,000Market: 0Agricultural: 0Common: 160,000PRINTED 08/06/2024 BY SYS