

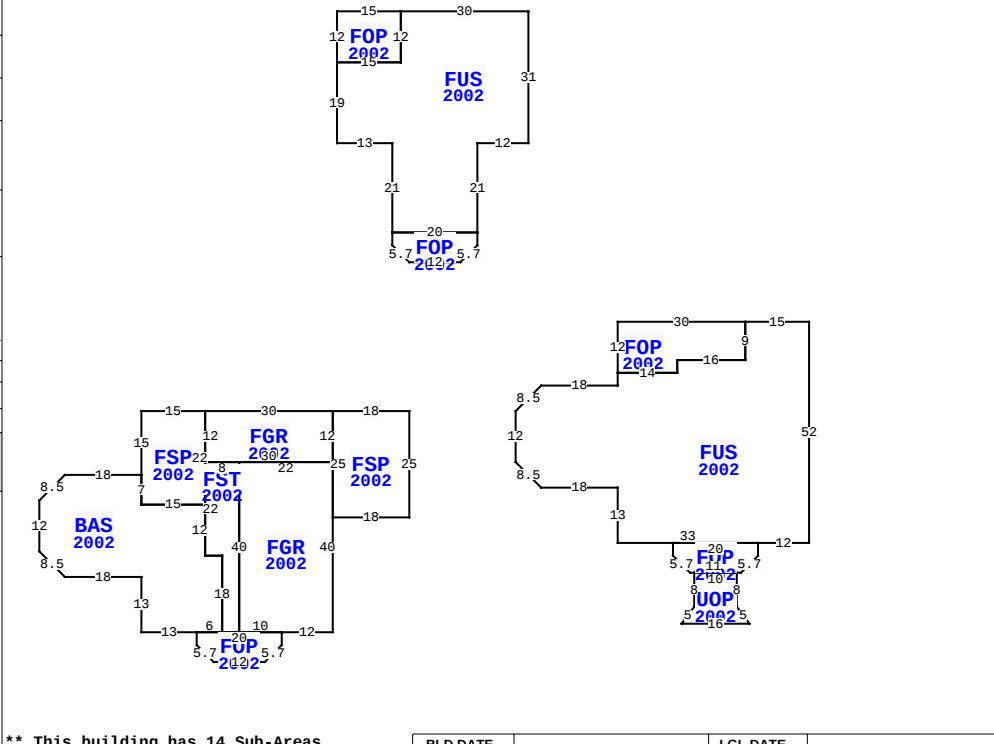


BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	16	WD FR STUC 70
Exterior Wall	17	CB STUCCO 30
Roof Structure	08	IRREGULAR 100
Roof Cover	08	CLAY TILE 100
Interior Wall	05	DRYWALL 100
Interior Floor	14	CARPET 60
Interior Floor	12	HARDWOOD 40
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms	3	100
Bathrooms	3.5	100
Frame	02	WOOD FRAME 100
Stories	3.	100
Units	0	100

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	1,062	100	1,062	205,069
FGR	360	55	198	38,234
FGR	880	55	484	93,459
FOP	124	30	37	7,145
FOP	124	30	37	7,145
FOP	124	30	37	7,145
FOP	180	30	54	10,428
FOP	312	30	94	18,151
FSP	330	40	132	25,489
FSP	450	40	180	34,757
TOTALS	8,529		6,680	1,289,883

MARKET ADJUSTMENTS											
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
0500	11	6,680	143.8338	215.75	1,441,210	2002	2002	0	0	0 10.50	89.50
1 SFR CUST - 100% - 2021						Heated Area: 5265			HX Base Yr 2021		



** This building has 14 Sub-Areas

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

96361 BAY VIEW DR, FERNANDINA BEACH

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
1	0500	FP-PRE FAB	0	100	0	0	2.00	UT	3,500.00	3,500.00	100	2002	2002
2	0920	CWALL-WD/M	0	100	0	0	310.00	LF	390.00	390.00	100	2002	2002
3	0877	JACUZZI	0	100	0	0	1.00	UT	1,000.00	1,000.00	100	2002	2002
4	0410	ELEVATOR	0	100	0	0	1.00	UT	15,000.00	15,000.00	100	2002	2002
5	0855	CONC PAVER	0	100	0	0	4,559.00	SF	10.00	10.00	100	2004	2004
6	0825	BRICK	0	100	0	0	489.00	SF	12.50	12.50	100	2002	2002
7	0600	SUMMER KIT	0	100	0	0	1.00	UT	5,000.00	5,000.00	100	2002	2002

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
1	000116	C	SFR MARSH	100		PUD	0.00	0.00	1.00	LT		1.00	1.00

NASSAU COUNTY PROPERTY			
VALUATION SUMMARY			PAGE 1 of 1
VALUATION BY		STANDARD	
Tax Group: 4		Tax Dist:	
BUILDING MARKET VALUE		1,289,883	
TOTAL MARKET OB/XF VALUE		90,503	
TOTAL LAND VALUE - MARKET		212,500	
TOTAL MARKET VALUE		1,592,886	
SOH/AGL Deduction		715,759	
ASSESSED VALUE		877,127	
TOTAL EXEMPTION VALUE		50,000	
BASE TAXABLE VALUE		827,127	
TOTAL JUST VALUE		1,592,886	
NCON VALUE		0	
INCOME VALUE			
PREVIOUS YEAR MKT VALUE		1,524,973	

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B24005	REPAIR/RRF	15,500	10/01/2010
B018001	NEW CONSTR	239,273	02/01/2001

SALES DATA					
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD
2315/0073	10/23/2019	WD	Q	I	01
GRANTOR: TEAL BETTY D					
GRANTEE: HAJER IRREVOCABLE T					
1825/1886	11/21/2012	QC	U	I	11
GRANTOR: TEAL BETTY D					
GRANTEE: TEAL BETTY D					

BUILDING NOTES													
----------------	--	--	--	--	--	--	--	--	--	--	--	--	--

BUILDING DIMENSIONS													
FSP=[YR=2002] W18 FGR=[YR=2002] W30 FSP=[YR=2002] W15 S15 BAS=[YR=2002] W18 D6 L6 S12 D6 R6 E18 S13 E13 FOP=[YR=2002] S3 D4 R4 E12 R4 U4 N3 FGR=[YR=2002] E12 N40 W22 S40 E10\$ W20\$ E6 FST=[YR=2002] E4 N40 W8 S22 E4 S18\$ N18 W4 N12 W15 N7\$ S7 E15 N22\$ S12 E30 N12\$ S25 E18 N25\$ PTR= E25 FUS=[YR=2002] R6 U6 E18 N3 FOP=[YR=2002] N12 E30 S9 W16 S3 W14 \$ E14 N3 E16 N9 E15 S52 W12 FOP=[YR=2002] S3 D4 L4 W1 UOP=[YR=2002] S8 R3 D4 W16 U4 R3 N8 E10\$ W11 L4 U4 N3 E20\$ W33 N13 W18 U6 L6 N12\$ W25\$ PTR= N35 FOP=[YR=2002] L4 U4 N3 FUS=[YR=2002] N21 W13 N19 FOP=[YR=2002] N12 E15 S12 W15\$ E15 N12 E30 S31 W12 S21 W20\$ E20 S3 D4 L4 W12\$ S35 \$.													