



BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	17	CB STUCCO 100
Roof Structure	08	IRREGULAR 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floor	14	CARPET 80
Interior Floor	13	LVT/LAMNT 20
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		4 100
Bathrooms		3.5 100
Frame	02	WOOD FRAME 100
Stories		1. 100
Units		0 100
Occupancy	00	NONE 100

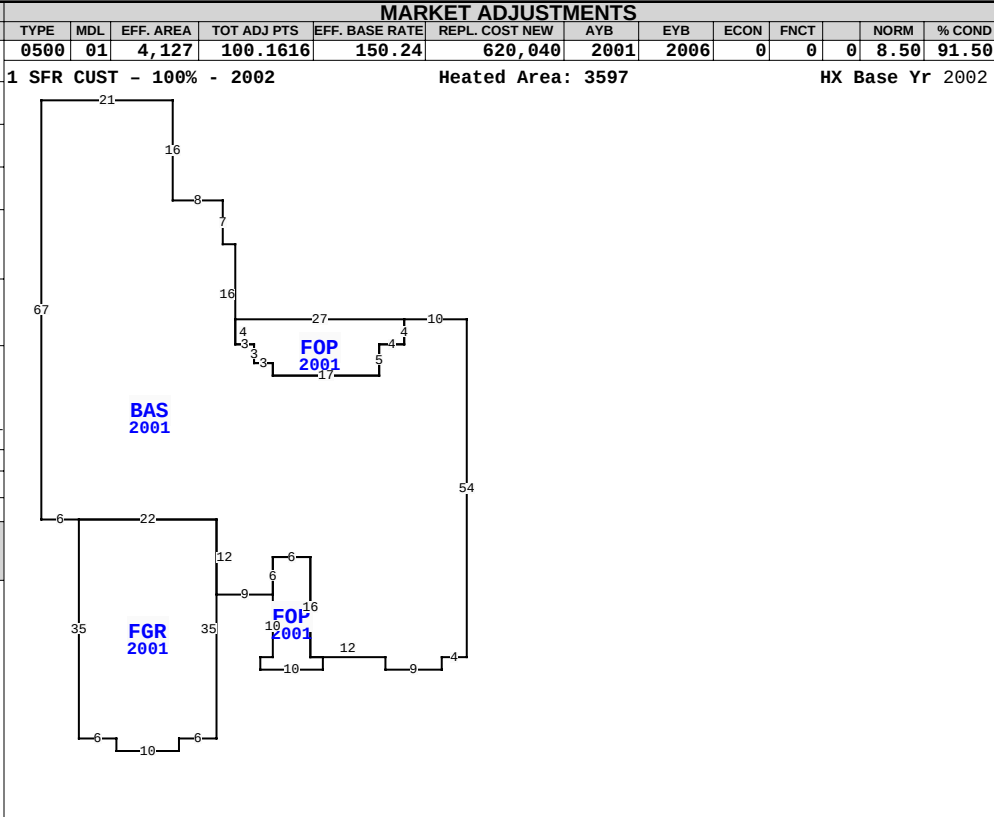
Quality	04	Quality Level 04
DOR CODE	0100	SINGLE FAMILY
MAP NUM		MKT AREA 04
NEIGHBORHOOD/LOC	4024.00	

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	3,597	100	3,597	494,478
FGR	790	55	434	59,662
FOP	116	30	35	4,811
FOP	202	30	61	8,386

TOTALS	4,705	4,127	567,337
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EXTRA FEATURES									
L N	OB/XF CODE	DESCRIPTION	BLD CAP	L	W	UNITS	UT	Adj R	NOTES
1	0500	FP-PRE FAB	0 100	0	0	1.00	UT	3,500.00	
2	0866	POOL FIBER	0 100	15	30	450.00	SF	72.00	
3	0871	POOL HTR R	0 100	0	0	1.00	UT	2,000.00	
4	0812	CONCRETE C	0 100	0	0	3,078.00	SF	4.00	
5	0845	KOOL DECK	0 100	0	0	1,422.00	SF	7.25	
6	1126	CB/STC 8"	0 100	0	0	184.00	SF	8.00	
7	0911	SCRN RM A	0 100	0	0	1,968.00	SF	17.50	

LAND DESCRIPTION									
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS
1	000133	C	SFR LAKE	100		PUD	0.00	0.00	1.00



96240 BAY VIEW DR, FERNANDINA BEACH	BLD DATE	LGL DATE	04/04/2024	MLU
	XF DATE	LAND DATE		
	INC DATE	AG DATE		

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	2001	2001	3	85	2,975	
2	0866	POOL FIBER	0 100	15	30	450.00	SF	72.00	72.00	100	2001	2001	3	20	6,480	
3	0871	POOL HTR R	0 100	0	0	1.00	UT	2,000.00	2,000.00	100	2001	2001	3	20	400	
4	0812	CONCRETE C	0 100	0	0	3,078.00	SF	4.00	4.00	100	2001	2001	3	80	9,850	
5	0845	KOOL DECK	0 100	0	0	1,422.00	SF	7.25	7.25	100	2001	2001	3	80	8,248	
6	1126	CB/STC 8"	0 100	0	0	184.00	SF	8.00	8.00	100	2001	2001	3	80	1,178	
7	0911	SCRN RM A	0 100	0	0	1,968.00	SF	17.50	17.50	100	2001	2001	3	20	6,888	

TOTAL OB/XF										36,019						
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
1	000133	C	SFR LAKE	100		PUD	0.00	0.00	1.00	LT		1.00	1.00	1.00	140,000.00	140,000.00

NASSAU COUNTY PROPERTY										PAGE 1 of 1		4
VALUATION SUMMARY										STANDARD		
VALUATION BY										Tax Group: 4		
BUILDING MARKET VALUE										567,337		
TOTAL MARKET OB/XF VALUE										36,019		
TOTAL LAND VALUE - MARKET										140,000		
TOTAL MARKET VALUE										743,356		
SOH/AGL Deduction										336,521		
ASSESSED VALUE										406,835		
TOTAL EXEMPTION VALUE										55,000		
BASE TAXABLE VALUE										351,835		
TOTAL JUST VALUE										743,356		
NCON VALUE										0		
INCOME VALUE												
PREVIOUS YEAR MKT VALUE										687,639		

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B018608	XFOB	12,000	07/01/2001
B018324	SWIM POOL	0	05/01/2001
B047494	NEW CONSTR	225,000	08/01/2000

SALES DATA							
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE	
2621/1565	8/20/2021	QC	U	I	11	100	
GRANTOR: BURNETT MARGUERITE							
GRANTEE: BURNETT MARGUERITE							
0919/1219	2/10/2000	WD	Q	V		70,000	
GRANTOR: DONNELLAN ANNE ET AL							
GRANTEE: BURNETT DERRICK & M							

BUILDING NOTES									
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BUILDING DIMENSIONS									
BAS=[YR=2001] W10 FOP=[YR=2001] W27 S4 E3 S3 E3 S2 E17 N5 E4 N4 \$ S4 W4 S5 W17 N2 W3 N3 W3 N16 W2 N7 W8 N16 W21 S67 E6 FGR=[YR=2001] S35 E6 S2 E10 N2 E6 N35 W22 \$ E22 S12 E9 FOP=[YR=2001] S10 W2 S2 E10 N2 W2 N16 W6 S6 \$ N6 E6 S16 E12 S2 E9 N2 E4 N54 \$.									