



BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	05	AVERAGE 70
Exterior Wall	16	WD FR STUC 30
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 60
Interior Floo	11	CLAY TILE 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	02	Quality Level 02
DOR CODE	0100	SINGLE FAMILY

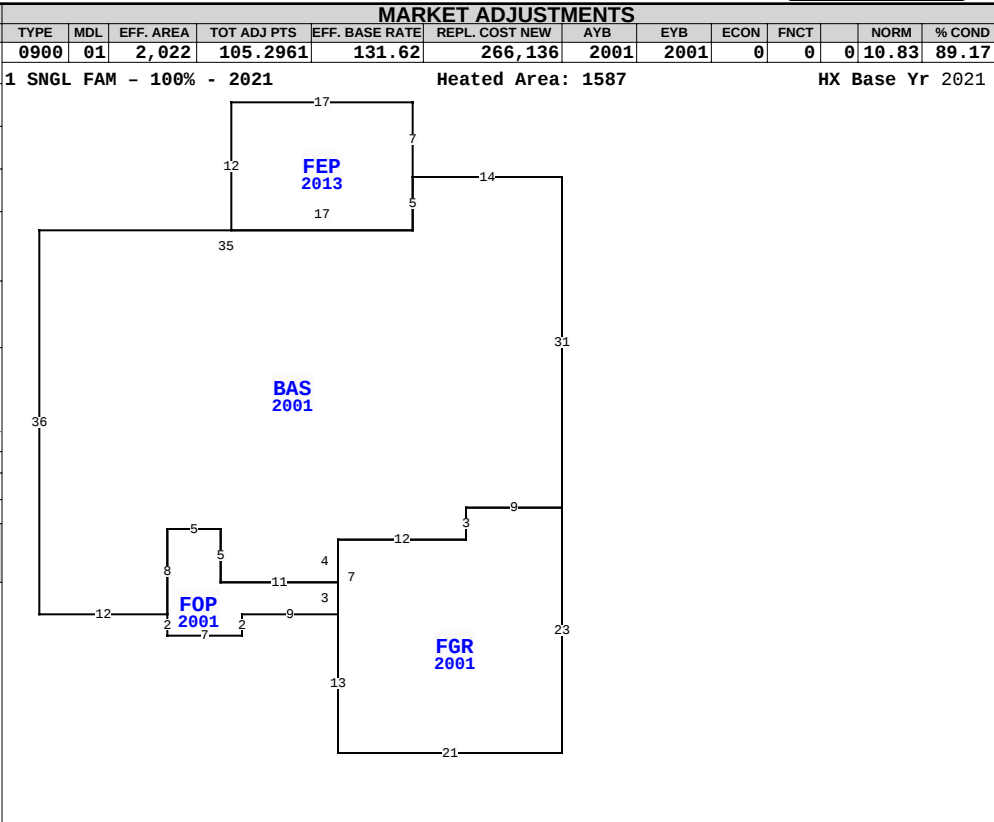
MAP NUM		MKT AREA	04
NEIGHBORHOOD/LOC	4021.00		

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,587	100	1,587	186,259
FEP	204	80	163	19,131
FGR	447	55	246	28,872
FOP	87	30	26	3,051

TOTALS	2,325		2,022	237,313
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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	100	0	0	720.00	SF	5.20		
2	0810	CONCRETE A	0	100	30	3	90.00	SF	6.50		
3	0810	CONCRETE A	0	100	0	0	92.00	SF	6.50		
4	0810	CONCRETE A	0	100	0	0	229.00	SF	6.50		

LAND DESCRIPTION											
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	NOTES
1	000100	C	SFR	100	0003	RSF-1	0.00	0.00	1.00	LT	



97057 MILL POND LN, FERNANDINA BEACH	BLD DATE 03/03/2023	NW	LGL DATE	04/03/2024	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	0811	CONCRETE B	0	100	0	0	720.00	SF	5.20		100	2001	2001	3	80	2,995	
2	0810	CONCRETE A	0	100	30	3	90.00	SF	6.50		100	2001	2001	3	80	468	
3	0810	CONCRETE A	0	100	0	0	92.00	SF	6.50		100	2001	2001	3	80	478	
4	0810	CONCRETE A	0	100	0	0	229.00	SF	6.50		100	2001	2001	3	80	1,191	

TOTAL OB/XF											
5,132											

NASSAU COUNTY PROPERTY		PAGE 1 of 1	4
VALUATION SUMMARY			
VALUATION BY		STANDARD	
Tax Group: 4		Tax Dist:	
BUILDING MARKET VALUE		237,313	
TOTAL MARKET OB/XF VALUE		5,132	
TOTAL LAND VALUE - MARKET		95,000	
TOTAL MARKET VALUE		337,445	
SOH/AGL Deduction		103,722	
ASSESSED VALUE		233,723	
TOTAL EXEMPTION VALUE		HX HB	50,000
BASE TAXABLE VALUE		183,723	
TOTAL JUST VALUE		337,445	
NCON VALUE		0	
INCOME VALUE			
PREVIOUS YEAR MKT VALUE		299,975	

PERMIT NUM	DESCRIPTION	AMT	ISSUED
R2005128	REPAIR/RRF	13,709	07/01/2020
B0108679	NEW CONSTR	78,690	08/01/2001

SALES DATA					
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD
2391/0411	9/10/2020	WD Q	I	01	
GRANTOR: PAGE ADAM CURTIS & AM					
GRANTEE: REESE AMY					
1936/0076	9/03/2014	WD Q	I	01	
GRANTOR: SARGENT ROBERT A					
GRANTEE: PAGE ADAM CURTIS &					

BUILDING NOTES											
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BUILDING DIMENSIONS											
BAS=[YR=2001] W14FEP=[YR=2013] N7 W17 S12 E17 N5\$ S5 W35 S36 E12 FOP=[YR=2001] S2 E7 N2 E9 FGR=[YR=2001] S13 E21 N23 W9 S3 W12 S7\$ N3 W11 N5 W5 S8\$ N8 E5 S5 E11 N4 E12 N3 E9 N31\$.											