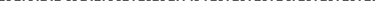


LEE DALTON R & AMBER R
95153 TWIN OAKS LANE
FERNANDINA BEACH, FL 32034

2024



BUILDING CHARACTERISTICS

ELEMENT

CD

CONSTRUCTION

Exterior Wall

05

AVERAGE 70

Exterior Wall

16

WD FR STUC 30

Roof Structure

03

GABLE/HIP 100

Roof Cover

03

COMP SHNGL 100

Interior Wall

05

DRYWALL 100

Interior Floo

13

LVT/LAMNT 50

Interior Floo

14

CARPET 50

Air Condition

03

CENTRAL 100

Heating Type

04

AIR DUCTED 100

Bedrooms

3

100

Bathrooms

2

100

Frame Stories Units

02

WOOD FRAME 100
0 0 100
0 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

1,580

100

1,580

178,548

FGR

441

55

243

27,460

FOP

31

30

9

1,017

FOP

170

30

51

5,763

TOTALS

2,222

1,883

212,789

MARKET ADJUSTMENTS

TYPE

MDL

EFF. AREA

TOT ADJ PTS

EFF. BASE RATE

REPL. COST NEW

AYB

EYB

ECON

FNCT

NORM

% COND

0900

01

1,883

101.3859

126.73

238,633

2001

2001

0

0

0

10.83

89.17

1 SNGL FAM - 100% - 2023

Heated Area: 1580

HX Base Yr 2023

12

17

10

10

20

20

21

21

13

3

21

10

7

2

13

4

6

6

10

2

18

FOP

2001

BAS

2001

FGR

2001

FOP

2001

NASSAU COUNTY PROPERTY

PAGE 1 of 1

4

VALUATION SUMMARY

VALUATION BY

STANDARD

Tax Group: 4

Tax Dist:

BUILDING MARKET VALUE

212,789

TOTAL MARKET OB/XF VALUE

5,776

TOTAL LAND VALUE - MARKET

95,000

TOTAL MARKET VALUE

313,565

SOH/AGL Deduction

29,997

ASSESSED VALUE

283,568

TOTAL EXEMPTION VALUE

HX HB VX

55,000

BASE TAXABLE VALUE

228,568

TOTAL JUST VALUE

313,565

NCON VALUE

0

INCOME VALUE

PREVIOUS YEAR MKT VALUE

275,309

SALES DATA

OFF RECORD Number

DATE

TYPE INST

Q U

I I

V I

RSN CD

SALE PRICE

2578/0684

7/15/2022

WD Q

I I

02

335,000

GRANTOR: ROTH SELEAH A &

GRANTEE: LEE DALTON R & AMBE

1200/0657

1/08/2004

QC U

I I

01

100

GRANTOR: ROTH SELEAH A &

GRANTEE: ROTH SELEAH & TRACY

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2001] W20 FOP=[YR=2001] N10 W17 S10 E17\$ W17 N10 W12 S48 E10 FOP=[YR=2001] S1 E7 N1 W2 N6 W4 S6 W1\$ E1 N6 E4 S6 E13 FGR=[YR=2001] S3 E21 N21 W21 S18\$ N18 E21 N20\$.

LAND DESCRIPTION

TOTAL OB/XF

5,776

L N

USE CODE

CLS

LAND USE DESCRIPTION

CAP

R D

LOC ZONE

FRONT

DEPTH

TOT LND UTS

UNIT TYPE

D T

DPTH FACT

% COND

TOT ADJ

UNIT PRICE

ADJ UNIT PRICE

LAND VALUE

OTHER ADJUSTMENTS AND NOTES

YEAR

DENSITY

DECL

FRZ

YR

CONSRV

1 000100

C

SFR

100

0003

RSF-1

0.00

0.00

1.00

LT

1.00

1.00

1.00

95,000.00

95,000.00

95,000

REVIEW DATE

05/12/2019

BY

KBA

Total Acres: 0.00

Total Land Value: 95,000

Market: 0

Agricultural: 0

Common: 95,000

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