



BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	20	FACE BRICK 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 70
Interior Floo	11	CLAY TILE 30
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	02	WOOD FRAME 100
Stories	0	0 100
Units		0 100
Occupancy	00	NONE 100

Quality	04	Quality Level 04
DOR CODE	0100	SINGLE FAMILY

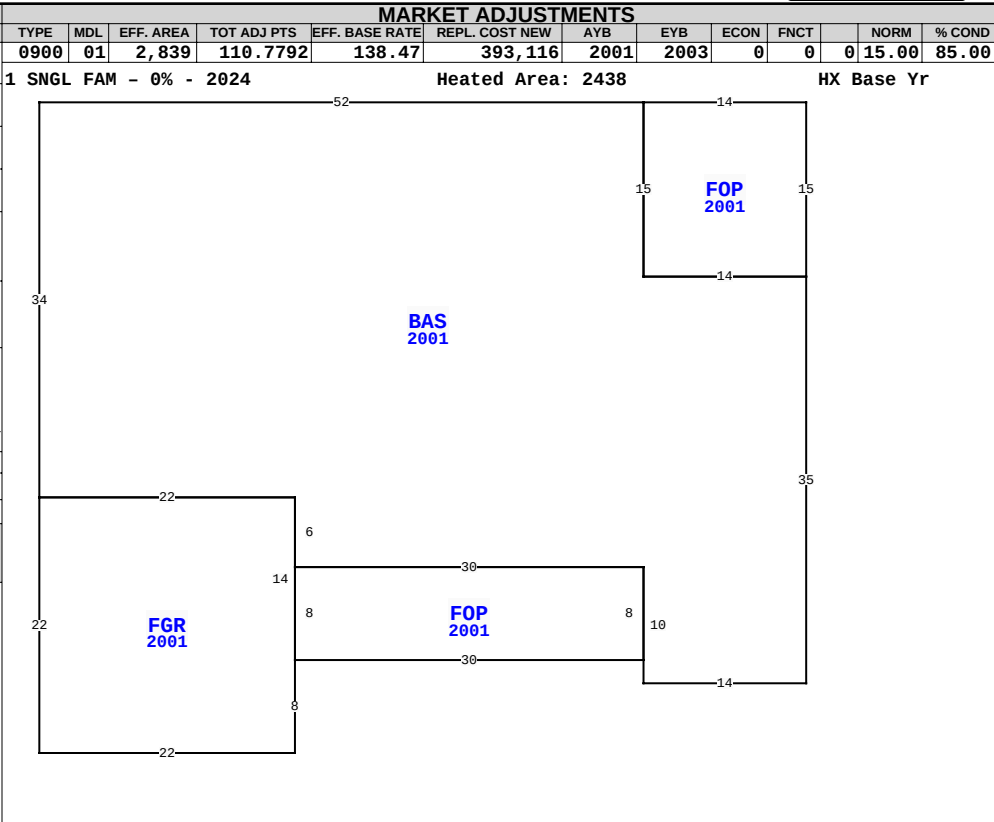
MAP NUM		MKT AREA	04
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NEIGHBORHOOD/LOC	4020.00
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AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	2,438	100	2,438	286,952
FGR	484	55	266	31,308
FOP	210	30	63	7,415
FOP	240	30	72	8,475

TOTALS	3,372		2,839	334,149
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EXTRA FEATURES									
L N	OB/XF CODE	DESCRIPTION	BLD	CAP	L	W	UNITS	UT	Adj R
1	0500	FP-PRE FAB	0	0	0	0	1.00	UT	3,500.00
2	0812	CONCRETE C	0	0	0	0	1,247.00	SF	4.00



96073 EYTHAN CT, FERNANDINA BEACH	BLD DATE		LGL DATE	
	XF DATE		LAND DATE	06/05/2023
	INC DATE		AG DATE	MLU

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	0	0	0	1.00	UT	3,500.00	3,500.00	100	2001	2001	3	85	2,975	
2	0812	CONCRETE C	0	0	0	0	1,247.00	SF	4.00	4.00	100	2001	2001	3	80	3,990	

LAND DESCRIPTION										TOTAL OB/XF									
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	LAND VALUE	OTHER ADJUSTMENTS AND NOTES	YEAR
1	000115	C	SFR ACRES	0	0006	RSF-1	0.00	0.00	1.37	AC		1.00	1.00	1.00	80,000.00	80,000.00	109,600		

NASSAU COUNTY PROPERTY										PAGE 1 of 1									
VALUATION SUMMARY										STANDARD									
VALUATION BY										Tax Group: 4 Tax Dist:									
BUILDING MARKET VALUE										334,149									
TOTAL MARKET OB/XF VALUE										6,965									
TOTAL LAND VALUE - MARKET										109,600									
TOTAL MARKET VALUE										450,714									
SOH/AGL Deduction										0									
ASSESSED VALUE										450,714									
TOTAL EXEMPTION VALUE										0									
BASE TAXABLE VALUE										450,714									
TOTAL JUST VALUE										450,714									
NCON VALUE										0									
INCOME VALUE										0									
PREVIOUS YEAR MKT VALUE										410,751									

PERMIT NUM	DESCRIPTION	AMT	ISSUED
R204535	REPAIR/RRF	16,500	06/01/2020

SALES DATA							
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE	
2684/1995	12/15/2023	WD	Q	I	01	580,000	
GRANTOR: DYAL LESLIE ANN							
GRANTEE: WIGGINS ROBERT L							
2522/1626	12/20/2021	QC	U	I	11	100	
GRANTOR: WIGGINS CHRISTA ANN							
GRANTEE: DYAL LESLIE ANN							

BUILDING NOTES									
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BUILDING DIMENSIONS									
FOP=[YR=2001] W14 BAS=[YR=2001] W52 S34 FGR=[YR=2001] S22 E22 N8 FOP=[YR=2001] E30 N8 W30 S8\$ N14 W22\$ E22 S6 E30 S10 E14 N35 W14 N15\$ S15 E14 N15\$.									