LOT 2
SUMMER ESTATES PB 6/245

COTE GILBERT JOSEPH JR & KELLY MICHELLE
96070 EYTHAN COURT
FERNANDINA BEACH, FL 32034

2024

46-3N-28-5800-0002-0000

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

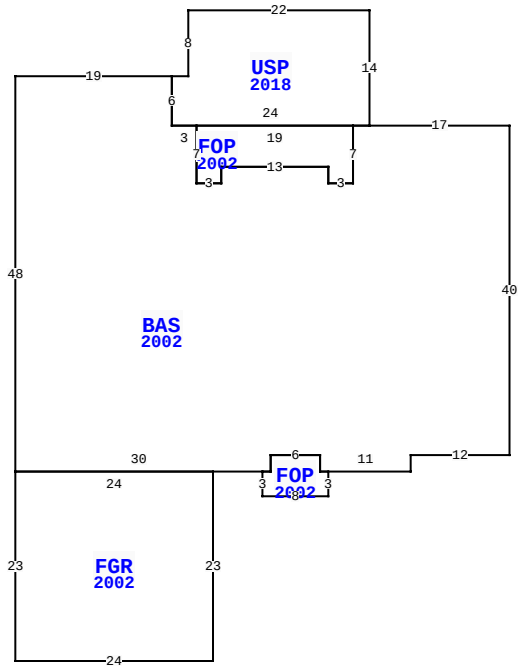
ELEMENT	CD	CONSTRUCTION
Exterior Wall	20	FACE BRICK 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	12	HARDWOOD 80
Interior Floo	11	CLAY TILE 20
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		4 100
Bathrooms		2 100
Frame	02	WOOD FRAME 100
Stories	1.	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	4020.00	

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	2,491	100	2,491	291,547
FGR	552	55	304	35,580
FOP	36	30	11	1,287
FOP	107	30	32	3,745
USP	320	30	96	11,236
TOTALS	3,506		2,934	343,395

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0900	01	2,934	111.1362	138.92	407,591	2002	2002	0	0	0	15.75	84.25

1 SNGL FAM – 100% - 2004 Heated Area: 2491 HX Base Yr 2004



96070 EYTHAN CT, FERNANDINA BEACH

BLD DATE	03/03/2023 NW	LGL DATE	
XF DATE		LAND DATE	06/05/2023 MLU
INC DATE		AG DATE	

NASSAU COUNTY PROPERTY — VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 4	Tax Dist:	
BUILDING MARKET VALUE		370,864
TOTAL MARKET OB/XF VALUE		8,947
TOTAL LAND VALUE - MARKET		80,000
TOTAL MARKET VALUE		459,811
SOH/AGL Deduction		191,760
ASSESSED VALUE		268,051
TOTAL EXEMPTION VALUE	HX HB	50,000
BASE TAXABLE VALUE		218,051
TOTAL JUST VALUE		459,811
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		414,671

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B1805059	SCRN ENCLSRE	8,030	07/01/2018
B1632867	26X30FGR	34,812	08/19/2016

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2715/492	5/29/2024	WD	Q	I	01	755,000
GRANTOR: SHAFER MATTHEW E & KE						
GRANTEE: COTE GILBERT JOSEPH						
0887/1646	6/14/1999	WD	U	I	06	30,000
GRANTOR: SCOTT STANLEY V						
GRANTEE: SHAFER MATTHEW E &						

BUILDING NOTES

EXTRA FEATURES

LN	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	0812	CONCRETE C	0	100	0	0	921.00	SF	4.00	4.00	100	2002	2002	3	82	3,021	
2	0825	BRICK	0	100	25	15	375.00	SF	12.50	12.50	100	2012	2012	3	98	4,594	
3	1076	TRELLIS A	0	100	12	8	96.00	SF	7.50	7.50	100	2010	2010	3	60	432	
4	1242	WD DECK A	0	100	20	10	200.00	SF	10.00	10.00	100	2010	2010	3	45	900	

BUILDING DIMENSIONS

BAS=[YR=2002] W17 USP=[YR=2018] N14 W22 S8 W2 S6 E24$ W2 FOP=[YR=2002] W19 S7 E3 N2 E13 S2 E3 N7 $ S7 W3 N2 W13 S2 W3 N7 W3 N6 W19 S48 FGR=[YR=2002] S23 E24 N23 W24 $ E30 FOP=[YR=2002] S3 E8 N3 W1 N2 W6 S2 W1 $ E1 N2 E6 S2 E11 N2 E12 N40 $.

LAND DESCRIPTION

TOTAL OB/XF 8,947

LN	USE CODE	CLS	LAND USE DESCRIPTION	CAP	RD	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	DT	DPTH FACT	% COND	TOT ADJ	UNIT PRICE	ADJ UNIT PRICE	LAND VALUE	OTHER ADJUSTMENTS AND NOTES	YEAR	DENSITY	DECL	FRZ	YR	CONSRV
1	000115	C	SFR ACRES	100	0005	RSF-1	0.00	0.00	1.00	AC		1.00	1.00	1.00	80,000.00	80,000.00	80,000							

REVIEW DATE 04/24/2019 BY KW Total Acres: 1.00 Total Land Value: 80,000 Market: 0 Agricultural: 0 Common: 80,000 PRINTED 08/06/2024 BY SYS

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BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	10	ABOVE AVG 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	03	CONC FINSH 100
Air Condition	01	NONE 100
Heating Type	01	NONE 100
Bedrooms		0 100
Bathrooms		0 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100
Occupancy	00	NONE 100
Quality	06	Quality Level 06

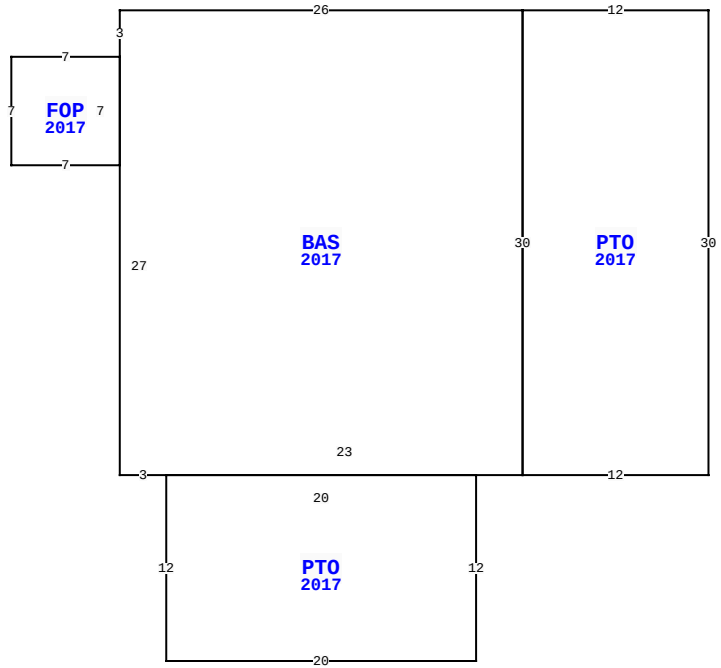
DOR CODE	0100	SINGLE FAMILY	
MAP NUM		MKT AREA	04
NEIGHBORHOOD/LOC	4020.00		

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	780	100	780	25,970
FOP	49	30	15	499
PTO	240	5	12	400
PTO	360	5	18	600
TOTALS	1,429		825	27,469

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
6500	01	825	101.2000	35.42	29,222	2017	2017	0	0	0	6.00	94.00

2 GARAGE RES – 100% - 2004 Heated Area: 780 HX Base Yr 2004



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GRANTOR: SCOTT STANLEY V						
GRANTEE: SHAFER MATTHEW E &						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2017] W26 S3 FOP=[YR=2017] W7 S7 E7 N7$ S27 E3
PTO=[YR=2017] S12 E20 N12 W20$ E23 PTO=[YR=2017] E12 N30
W12 S30$ N30$.

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	Q	% COND	OB/XF MKT VALUE	NOTES

LAND DESCRIPTION

TOTAL OB/XF 0

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

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