

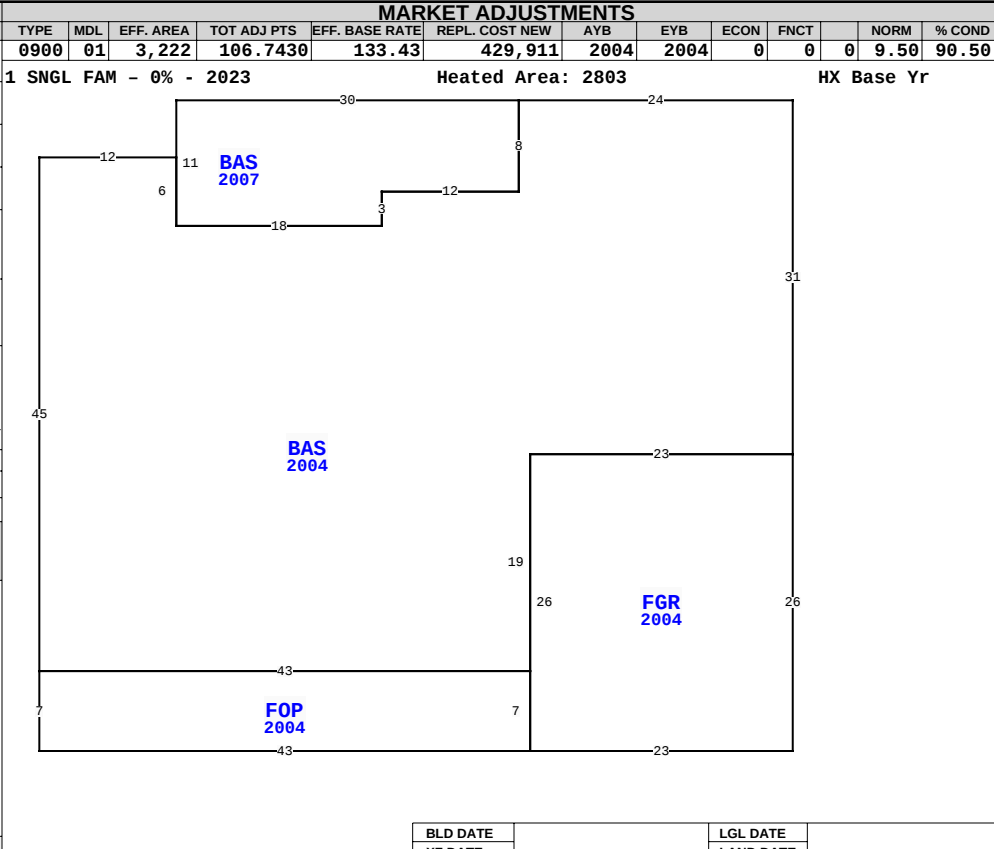


BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	17	CB STUCCO 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	12	HARDWOOD 70
Interior Floo	14	CARPET 30
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms	4	100
Bathrooms	3	100
Frame	03	MASONRY 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	2,509	100	2,509	302,972
BAS	294	100	294	35,501
FGR	598	55	329	39,728
FOP	301	30	90	10,868
TOTALS	3,702		3,222	389,069

EXTRA FEATURES											
L N	OB/XF CODE	DESCRIPTION	BLD	CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE	NOTES
1	0812	CONCRETE C	0	0	0	0	2,779.00	SF	4.00	4.00	9,337
2	0940	SHEDS/PORT	0	0	12	12	144.00	SF	30.00	30.00	950
3	0511	GARAGE CB-	0	0	18	32	576.00	SF	40.00	40.00	19,354

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	0		RSF-1	0.00	0.00	1.00	LT	



96051 THERON CT, FERNANDINA BEACH											

NASSAU COUNTY PROPERTY											
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VALUATION SUMMARY											
VALUATION BY										STANDARD	
Tax Group: 4										Tax Dist:	
BUILDING MARKET VALUE										389,069	
TOTAL MARKET OB/XF VALUE										29,641	
TOTAL LAND VALUE - MARKET										80,000	
TOTAL MARKET VALUE										498,710	
SOH/AGL Deduction										0	
ASSESSED VALUE										498,710	
TOTAL EXEMPTION VALUE										0	
BASE TAXABLE VALUE										498,710	
TOTAL JUST VALUE										498,710	
NCON VALUE										0	
INCOME VALUE										0	
PREVIOUS YEAR MKT VALUE										482,074	

PERMIT NUM	DESCRIPTION	AMT	ISSUED
E15804	ELEC OTHER	1,000	09/01/2005
B0412203	NEW CONSTR	0	11/23/2004

SALES DATA									
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE			
2706/945	4/10/2024	TD	Q	I	01	625,000			
GRANTOR:MILNER CHARLES L & BE									
GRANTEE: LOSIK ROBERT G REVO									
2590/1466	8/25/2022	WD	U	I	11	100			
GRANTOR:MILNER CHARLES L & BE									
GRANTEE:MILNER CHARLES & BE									

BUILDING NOTES											
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BUILDING DIMENSIONS											
BAS=[YR=2004] W24 BAS=[YR=2007] W30 S11 E18 N3 E12 N8\$ S8 W12 S3 W18 N6 W12 S45 FOP=[YR=2004] S7 E43 FGR=[YR=2004] E23 N26 W23 S26\$ N7 W43\$ E43 N19 E23 N31\$.											