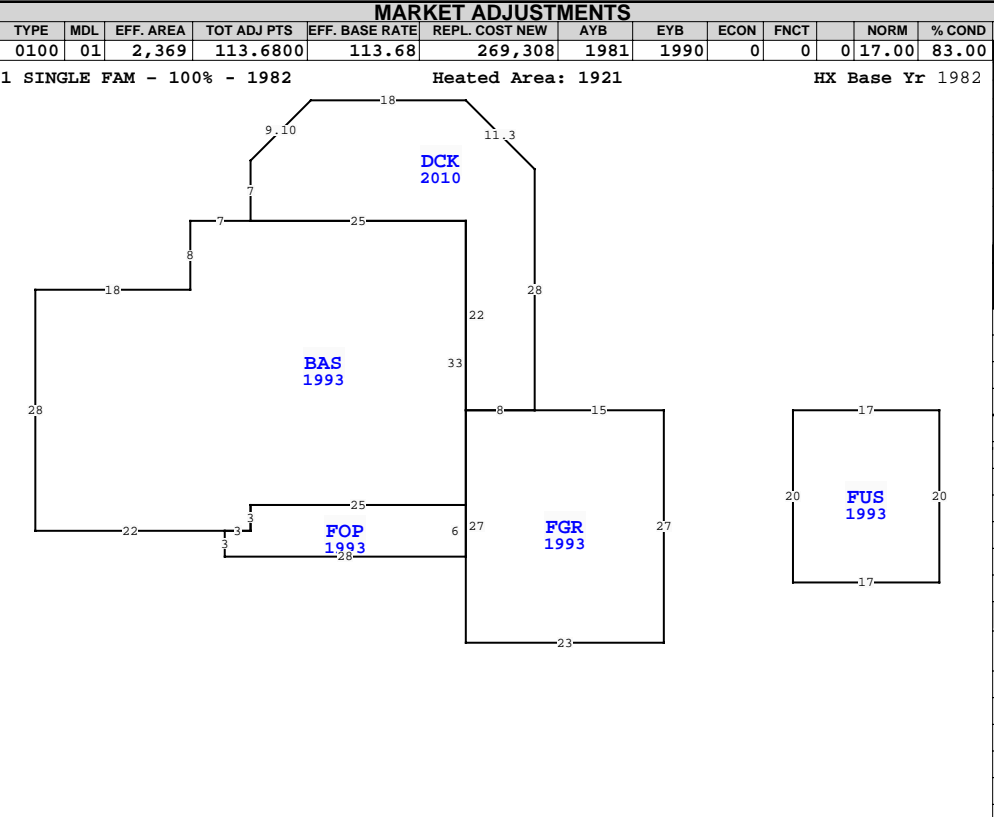


BUILDING CHARACTERISTICS	
ELEMENT	CD
Exterior Wall	12 CEDAR 100
Roof Structur	07 GAMBREL 100
Roof Cover	03 COMP SHNGL 100
Interior Wall	05 DRYWALL 100
Interior Floor	13 LVT/LAMMT 50
Interior Floor	14 CARPET 50
Air Condition	03 CENTRAL 100
Heating Type	04 AIR DUCTED 100
Bedrooms	3 100
Bathrooms	3 100
Frame	02 WOOD FRAME 100
Stories	1.5 100
Units	0 100
BUD8 Adjustme	05 DIST 1A 100
Occupancy	00 NONE 100



BUILDING CHARACTERISTICS					
QUALITY	CD				
Quality	03 Quality Level 03				
DOR CODE	0100 SINGLE FAMILY				
MAP NUM	MKT AREA 03				
NEIGHBORHOOD/LOC	3027.00				
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,581	100	1993	1,581	149,174
DCK	582	10	2010	58	5,472
FGR	621	55	1993	342	32,270
FOP	159	30	1993	48	4,529
FUS	340	100	1993	340	32,080
TOTALS	3,283			2,369	223,526

NASSAU COUNTY PROPERTY		PAGE 1 of 1	8
VALUATION SUMMARY			
VALUATION BY			STANDARD
Tax Group: 8	Tax Dist:		
BUILDING MARKET VALUE			223,526
TOTAL MARKET OB/XF VALUE			4,329
TOTAL LAND VALUE - MARKET			420,000
TOTAL MARKET VALUE			647,855
SOH/AGL Deduction			326,030
ASSESSED VALUE			321,825
TOTAL EXEMPTION VALUE	HX HB		50,722
BASE TAXABLE VALUE			271,103
TOTAL JUST VALUE			647,855
NCON VALUE			0
INCOME VALUE			
PREVIOUS YEAR MKT VALUE			638,212

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE

96913 BUCCANEER TRL, FERNANDINA BEACH
 BLD DATE: [] LGL DATE: 03/26/2024
 XF DATE: [] LAND DATE: [] MLU
 INC DATE: [] AG DATE: []

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
1	0500	FP-PRE FAB	0	100	0	2.00	UT	3,500.00	3,500.00	100	1981	1981	3	46.5	3,255	
2	0810	CONCRETE A	0	100	24	12	SF	6.50	6.50	100	1984	1984	3	41	768	
3	0810	CONCRETE A	0	100	10	10	SF	6.50	6.50	100	1986	1986	3	47	306	

BUILDING NOTES	

BUILDING DIMENSIONS	
FGR=[YR=1993]	W15 DCK=[YR=2010] N28 U8 L8 W18 D7 L7 S7
BAS=[YR=1993]	W7 S8 W18 S28 E22 FOP=[YR=1993] S3 E28 N6 W25
	S3 W3 \$ E3 N3 E25 N33 W25 \$ E25 S22 E8 \$ W8 S27 E23 N27 \$
	PTR= E15 FUS=[YR=1993] E17 S20 W17 N20 \$ W15 \$.

LAND DESCRIPTION		TOTAL OB/XF 4,329																						
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	DENSITY	DECL	FRZ	YR	CONSRV
1	000100	C	RES	100		RSF-1	0.00	0.00	2.00	LT		1.00	1.00	0.70	300,000.00	210,000.00	420,000							