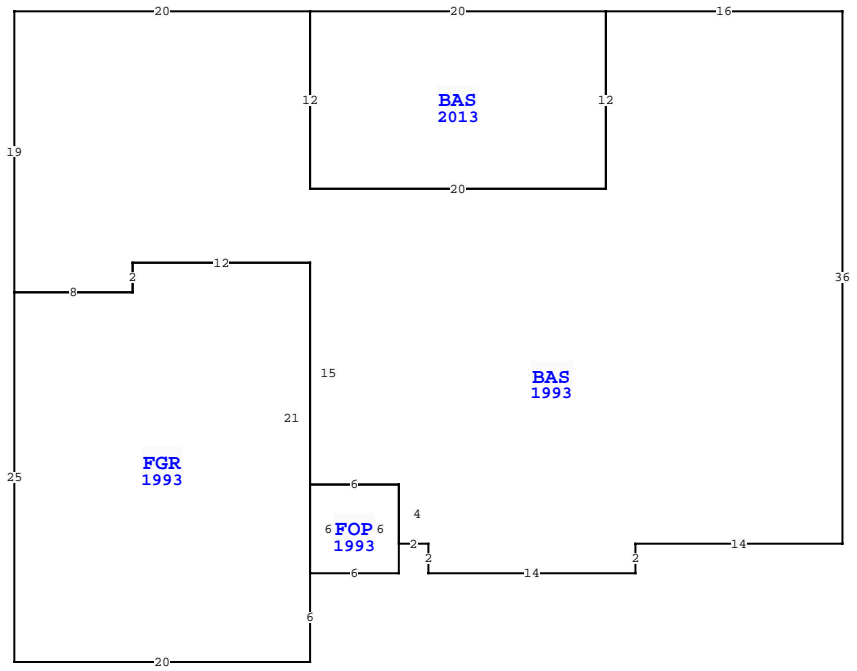


BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	10	ABOVE AVG 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floor	14	CARPET 60
Interior Floor	11	CLAY TILE 40
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	04	REIN CONC 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 02
NEIGHBORHOOD/LOC	2008.00	
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE
BAS	1,416	100
BAS	240	100
FGR	524	55
FOP	36	30
TOTALS	2,216	

MARKET ADJUSTMENTS													
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND		
0900	01	1,955	128.7034	169.89	332,135	1989	1995		0	0	14.00	86.00	
1 SNGL FAM - 100% - 2023 Heated Area: 1656 HX Base Yr 2023													



NASSAU COUNTY PROPERTY			
VALUATION SUMMARY			PAGE 1 of 1
VALUATION BY			STANDARD
Tax Group: 8	Tax Dist:		
BUILDING MARKET VALUE			285,636
TOTAL MARKET OB/XF VALUE			3,005
TOTAL LAND VALUE - MARKET			200,000
TOTAL MARKET VALUE			488,641
SOH/AGL Deduction			87,838
ASSESSED VALUE			400,803
TOTAL EXEMPTION VALUE	HX HB		50,722
BASE TAXABLE VALUE			350,081
TOTAL JUST VALUE			488,641
NCON VALUE			0
INCOME VALUE			
PREVIOUS YEAR MKT VALUE			425,164

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B0108458	XFOB	3,500	06/01/2001

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2583/1752	8/09/2022	WD	U	I	11	100
GRANTOR: DOTSON JERRY R & KARE						
GRANTEE: DOTSON CASEY ALLEN						
0762/1928	6/13/1996	WD	Q	I	06	100
GRANTOR: DOTSON KAREN L F/K/A						
GRANTEE: DOTSON JERRY R & KA						

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	0811	CONCRETE B	0	100	0	764.00	SF	5.20	5.20	100	1989	1989	3	54.5	2,165	
2	0940	SHEDS/PORT	0	100	0	140.00	SF	30.00	30.00	100	1998	1998	3	20	840	

BUILDING NOTES			
2065 NEPTUNE CT, FERNANDINA BEACH			

BUILDING DIMENSIONS			
BAS=[YR=1993] W16 BAS=[YR=2013] W20 S12 E20 N12 \$ S12 W20 N12 W20 S19 FGR=[YR=1993] S25 E20 N6 FOP=[YR=1993] E6 N6 W6 S6 \$ N21 W12 S2 W8 \$ E8 N2 E12 S15 E6 S4 E2 S2 E14 N2 E14 N36 \$.			

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	DENSITY	DECL	FRZ	YR	CONSRV
1	000100	C	RES	100		RG-1	0.00	0.00	1.00	LT		1.00	1.00	1.00	200,000.00	200,000.00	200,000							