LOT 105
IN OR 2225/461
THE SANDPIPER #1 PB 4/78 & 79

CUTTER ALEXA &/WINCHELL JUSTIN
807 BROOKSIDE AVE
CHARLOTTE, NC 28203

2025

00-00-30-0605-0105-0000

BUILDING CHARACTERISTICS

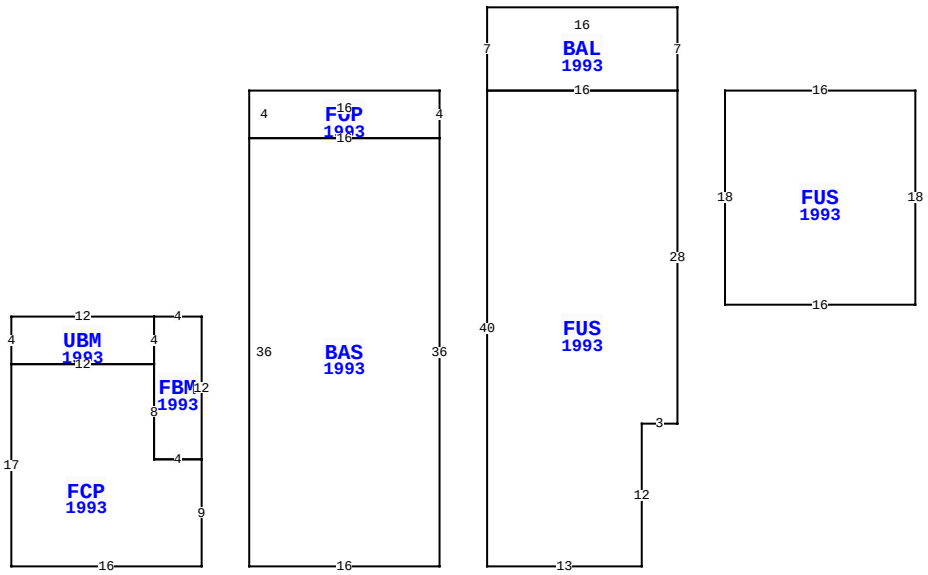
ELEMENT	CD	CONSTRUCTION
Exterior Wall	16	WD FR STUC 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 70
Interior Floo	08	SHT VINYL 30
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	02	WOOD FRAME 100
Stories	3.	3. 100
Units		0 100
BUD8 Adjustme	05	DIST 1A 100
Occupancy	00	NONE 100
Quality	05	Quality Level 05
DOR CODE	0100	SINGLE FAMILY
MAP NUM		MKT AREA 03
NEIGHBORHOOD/LOC	3003.00	

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAL	112	15	1993	17	1,626
BAS	576	100	1993	576	55,095
FBM	48	80	1993	38	3,635
FCP	240	25	1993	60	5,739
FOP	64	30	1993	19	1,817
FUS	288	100	1993	288	27,547
FUS	604	100	1993	604	57,773
UBM	48	20	1993	10	956
TOTALS	1,980			1,612	154,189

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0320	01	1,612	123.4200	123.42	198,953	1979	1979	0	0	0	22.50	77.50

1 TOWNHOUSE - 0% - 0 Heated Area: 1506 HX Base Yr



95068 SANDPIPER LOOP, FERNANDINA BEACH

BLD DATE		LGL DATE	
XF DATE		LAND DATE	04/17/2025 MLU
INC DATE		AG DATE	

NASSAU COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 8	Tax Dist:
BUILDING MARKET VALUE	154,189
TOTAL MARKET OB/XF VALUE	2,573
TOTAL LAND VALUE - MARKET	725,000
TOTAL MARKET VALUE	881,762
SOH/AGL Deduction	295,526
ASSESSED VALUE	586,236
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	586,236
TOTAL JUST VALUE	881,762
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	825,145

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U /	V I /	RSN CD	SALE PRICE
2225/0461	9/13/2018	TD	U	I	11	100
GRANTOR: WINCHELL JUDY REVOCAB						
GRANTEE: CUTTER ALEXA & JUST						
2162/1792	12/06/2017	TD	U	I	11	100
GRANTOR: WINCHELL JUDY A REVOC						
GRANTEE: CUTTER ALEXA						

BUILDING NOTES

BUILDING DIMENSIONS

FBM=[YR=1993] W4 UBM=[YR=1993] W12 S4 E12 N4$ S4
FCP=[YR=1993] W12 S17 E16 N9 W4 N8$ S8E4 N12$PTR=E4 N19
FOP=[YR=1993] S4 BAS=[YR=1993] S36 E16 N36 W16$ E16 N4 W16$
E20 N7 BAL=[YR=1993] S7 FUS=[YR=1993] S40 E13 N12 E3 N28 W16$
E16 N7 W16$ E20 S7 FUS=[YR=1993] S18 E16 N18 W16$ N7 W20 S7
W20 S19 W4$.

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	0500	FP-PRE FAB	0	0	0	0	1.00	UT	3,500.00	3,500.00	100	1980	1980	3	44	1,540	
2	0810	CONCRETE A	0	0	0	0	360.00	SF	6.50	6.50	100	1980	1980	3	30	702	
3	1241	WD DECK G	0	0	16	9	144.00	UT	11.50	11.50	100	1979	1979	3	20	331	

LAND DESCRIPTION

TOTAL OB/XF 2,573

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	000120	C	RES OCEAN	0		RSF-1	0.00	0.00	1.00	UT		1.00	1.00	1.00	725,000.00	725,000.00	725,000							

REVIEW DATE 05/12/2019 BY KBA Total Acres: 0.00 Total Land Value: 725,000 Market: 0 Agricultural: 0 Common: 725,000 PRINTED 07/30/2025 BY SYS