LOT 204
THE SANDPIPER 1 PB 4/78 & 79

FRUZZETTI MARK & HEATHER
23240 HICKOX DRIVE
BRAMBLETON, VA 20148

2025

00-00-30-0605-0204-0000

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

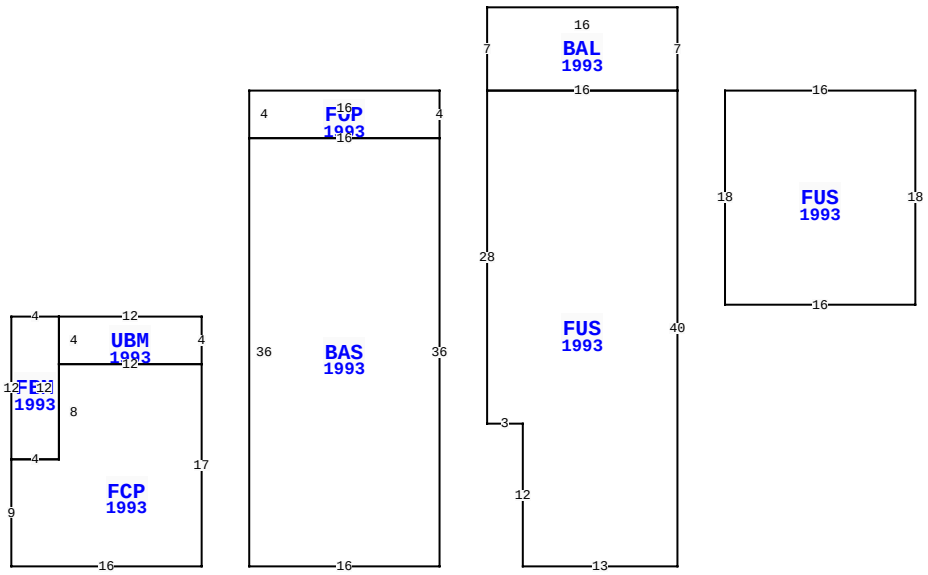
ELEMENT	CD	CONSTRUCTION
Exterior Wall	16	WD FR STUC 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 60
Interior Floo	15	HARDTILE 40
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	02	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	1,703
BAS	576	100	1993	576	57,697
FBM	48	80	1993	38	3,807
FCP	240	25	1993	60	6,010
FOP	64	30	1993	19	1,903
FUS	288	100	1993	288	28,849
FUS	604	100	1993	604	60,502
UBM	48	20	1993	10	1,002
TOTALS	1,980			1,612	161,472

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	129.2544	129.25	208,351	1979	1979	0	0	0	22.50	77.50

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



95078 SANDPIPER LOOP, FERNANDINA BEACH

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

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 8	Tax Dist:
BUILDING MARKET VALUE	161,472
TOTAL MARKET OB/XF VALUE	1,033
TOTAL LAND VALUE - MARKET	725,000
TOTAL MARKET VALUE	887,505
SOH/AGL Deduction	284,512
ASSESSED VALUE	602,993
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	602,993
TOTAL JUST VALUE	887,505
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	836,421

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B170006390	R/R RES	75,000	05/19/2025
1707233	WINDOWS	30,000	08/10/2017
1704366	REMODEL	75,000	07/18/2017

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2792/855	5/30/2025	WD	Q	I	01	1,135,000
GRANTOR: MCKAY JOHN K & JAN P						
GRANTEE: FRUZZETTI MARK & HE						
0830/0506	4/17/1998	WD	U	I	12	240,000
GRANTOR: TEMPLETON GEORGE						
GRANTEE: MCKAY JOHN K & JAN						

BUILDING NOTES

BUILDING DIMENSIONS

UBM=[YR=1993] W12 FBM=[YR=1993] W4 S12 E4 N12$ S4
FCP=[YR=1993] S8 W4 S9 E16 N17 W12$ E12 N4$ 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] S28 E3 S12 E13 N40 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	0810	CONCRETE A	0	0	0	0	360.00	SF	6.50	6.50	100	1980	1980	3	30	702	
2	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 1,033

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