LOT 303
THE SANDPIPER UNIT 1
PB 4/78 & 79

FINN ANNELIESE REVOCABLE LIVING TRUST/RHODES ANNEL
9293 WHITE BLOSSOM WAY
TALLAHASSEE, FL 32309

**2025**

**00-00-30-0605-0303-0000**

## NASSAU COUNTY PROPERTY



## BUILDING CHARACTERISTICS

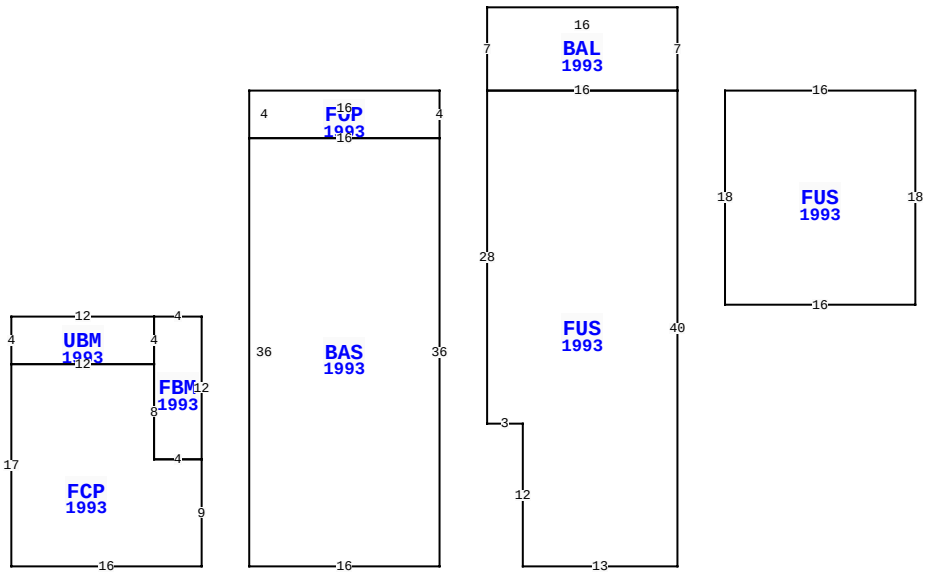
| ELEMENT | CD | CONSTRUCTION |
|---|---|---|
| Exterior Wall | 16 | WD FR STUC 100 |
| Roof Structur | 03 | GABLE/HIP 100 |
| Roof Cover | 03 | COMP SHNGL 100 |
| Interior Wall | 05 | DRYWALL 100 |
| Interior Floo | 14 | CARPET 70 |
| Interior Floo | 08 | SHT VINYL 30 |
| Air Condition | 03 | CENTRAL 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




95092 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 | 154,189 |
| TOTAL MARKET OB/XF VALUE | 1,033 |
| TOTAL LAND VALUE - MARKET | 725,000 |
| TOTAL MARKET VALUE | 880,222 |
| SOH/AGL Deduction | 243,432 |
| ASSESSED VALUE | 636,790 |
| TOTAL EXEMPTION VALUE | 0 |
| BASE TAXABLE VALUE | 636,790 |
| TOTAL JUST VALUE | 880,222 |
| NCON VALUE | 0 |
| INCOME VALUE | |
| PREVIOUS YEAR MKT VALUE | 851,869 |

| PERMIT NUM | DESCRIPTION | AMT | ISSUED |
|---|---|---|---|
| | | | |

## SALES DATA

| OFF RECORD Number | DATE | TYPE INST | Q U | V I | RSN CD | SALE PRICE |
|---|---|---|---|---|---|---|
| 2792/991 | 5/27/2025 | WD | Q | I | 01 | 1,100,000 |
| GRANTOR: THOMANN CHRISTOPHER R | | | | | | |
| GRANTEE: FINN ANNELIESE REVO | | | | | | |
| 2398/0001 | 10/02/2020 | WD | Q | I | 01 | 690,000 |
| GRANTOR: GORHAM JOHN S & CONNI | | | | | | |
| GRANTEE: THOMANN CHRISTOPHER | | | | | | |

## 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$ S8 E4 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] 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 01/12/2024 BY KBA Total Acres: 0.00 Total Land Value: 725,000 Market: 0 Agricultural: 0 Common: 725,000 PRINTED 07/30/2025 BY SYS