LOT 306
THE SANDPIPER UNIT 1
PB 4/78 & 79

BELLE RIVE PROPERTIES LLC
95100 SANDPIPER LOOP
FERNANDINA BEACH, FL 32034

2025

00-00-30-0605-0306-0000

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

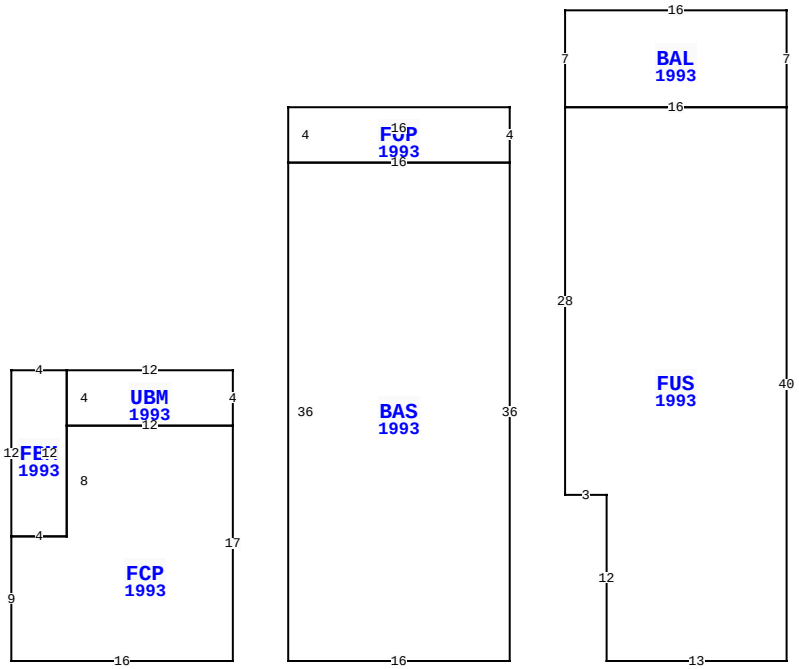
ELEMENT	CD	CONSTRUCTION
Exterior Wall	16	WD FR STUC 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 60
Interior Floo	11	CLAY TILE 40
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		2 100
Bathrooms		2 100
Frame	02	WOOD FRAME 100
Stories	2.	2. 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	1,752
BAS	576	100	1993	576	59,340
FBM	48	80	1993	38	3,915
FCP	240	25	1993	60	6,181
FOP	64	30	1993	19	1,958
FUS	604	100	1993	604	62,225
UBM	48	20	1993	10	1,030
TOTALS	1,692			1,324	136,399

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0320	01	1,324	132.9328	132.93	175,999	1979	1979	0	0	0	22.50	77.50

1 TOWNHOUSE – 0% - 2023 Heated Area: 1218 HX Base Yr



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

95100 SANDPIPER LOOP, FERNANDINA BEACH

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 8	Tax Dist:
BUILDING MARKET VALUE	136,399
TOTAL MARKET OB/XF VALUE	1,033
TOTAL LAND VALUE - MARKET	725,000
TOTAL MARKET VALUE	862,432
SOH/AGL Deduction	86,091
ASSESSED VALUE	776,341
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	776,341
TOTAL JUST VALUE	862,432
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	815,711

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B20854	REMODEL	2,000	12/01/2007

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2564/1703	5/18/2022	TD	U	I	11	100
GRANTOR: ADAMS GENEVIEVE P REV						
GRANTEE: BELLE RIVE PROPERTI						
2470/0389	6/11/2021	WD	Q	I	01	795,000
GRANTOR: FREDERICK TABER ALBAN						
GRANTEE: ADAMS GENEVIEVE P R						

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$ 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