

LOT 7  
IN OR 2636/200  
SIMMONS REPLAT OF PT OF

MCDANIEL RICHARD ERNEST & MARY THERESA  
4970 FIRST COAST HIGHWAY  
FERNANDINA BEACH, FL 32034

2025

00-00-30-0645-0007-0000



| BUILDING CHARACTERISTICS |    |                |
|--------------------------|----|----------------|
| ELEMENT                  | CD | CONSTRUCTION   |
| Exterior Wall            | 31 | HARDIE BRD 100 |
| Roof Structur            | 08 | IRREGULAR 100  |
| Roof Cover               | 03 | COMP SHNGL 100 |
| Interior Wall            | 05 | DRYWALL 100    |
| Interior Floo            | 13 | LVT/LAMMT 100  |
| Air Condition            | 03 | CENTRAL 100    |
| Heating Type             | 04 | AIR DUCTED 100 |
| Bedrooms                 |    | 3 100          |
| Bathrooms                |    | 3.5 100        |
| Frame                    | 02 | WOOD FRAME 100 |
| Stories                  | 1. | 1. 100         |
| Units                    |    | 1 100          |

|          |      |                  |
|----------|------|------------------|
| Quality  | 03   | Quality Level 03 |
| DOR CODE | 0100 | SINGLE FAMILY    |

|         |  |          |    |
|---------|--|----------|----|
| MAP NUM |  | MKT AREA | 03 |
|---------|--|----------|----|

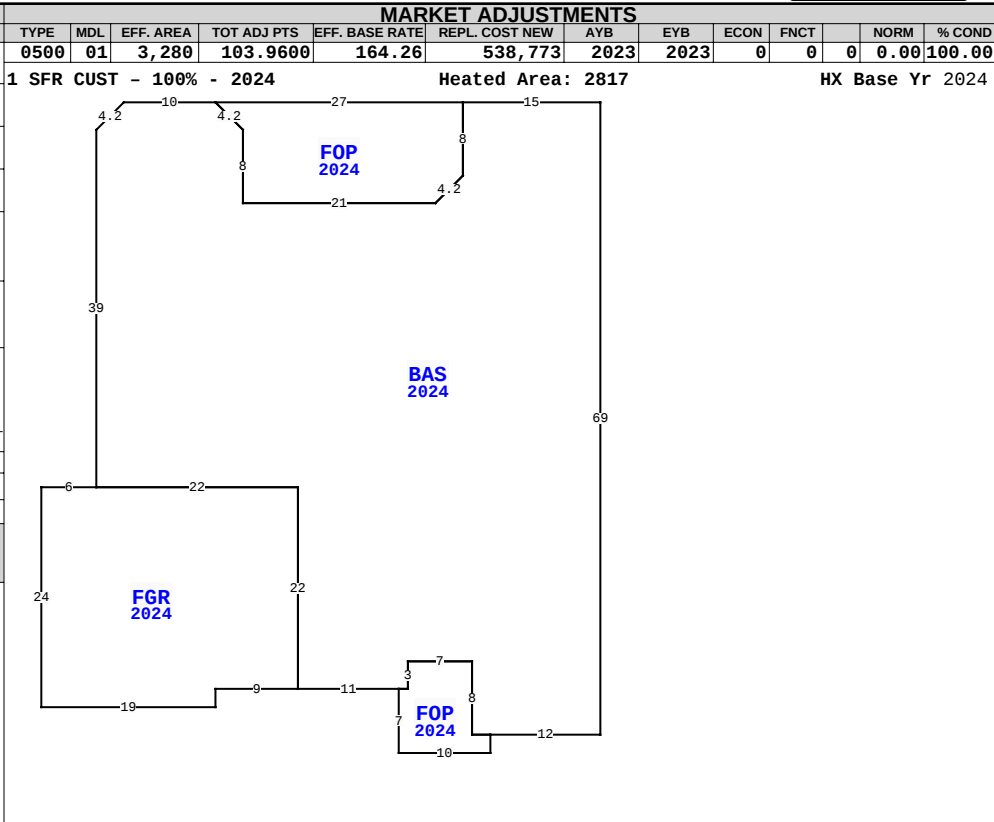
|                  |         |
|------------------|---------|
| NEIGHBORHOOD/LOC | 3028.00 |
|------------------|---------|

| AREA TYPE | TOTAL GROSS AREA | PCT OF BASE | YEAR | TOT ADJ AREA | SUBAREA MARKET VALUE |
|-----------|------------------|-------------|------|--------------|----------------------|
| BAS       | 2,817            | 100         | 2024 | 2,817        | 462,720              |
| FGR       | 654              | 55          | 2024 | 360          | 59,134               |
| FOP       | 81               | 30          | 2024 | 24           | 3,942                |
| FOP       | 264              | 30          | 2024 | 79           | 12,977               |

|        |       |  |  |       |         |
|--------|-------|--|--|-------|---------|
| TOTALS | 3,816 |  |  | 3,280 | 538,773 |
|--------|-------|--|--|-------|---------|

| EXTRA FEATURES |            |             |     |     |     |    |          |    |          |
|----------------|------------|-------------|-----|-----|-----|----|----------|----|----------|
| L N            | OB/XF CODE | DESCRIPTION | BLD | CAP | L   | W  | UNITS    | UT | Adj R    |
| 1              | 0476       | VF 6 SBPL   | 0   | 100 | 546 | 0  | 546.00   | LF | 32.00    |
| 2              | 0600       | SUMMER KIT  | 0   | 100 | 0   | 0  | 1.00     | UT | 5,000.00 |
| 3              | 0855       | CONC PAVER  | 0   | 100 | 0   | 0  | 6,067.00 | SF | 10.00    |
| 4              | 0861       | POOL GUNIT  | 0   | 100 | 30  | 15 | 450.00   | SF | 85.00    |
| 5              | 0871       | POOL HTR R  | 0   | 100 | 0   | 0  | 1.00     | UT | 2,000.00 |
| 6              | 0911       | SCRN RM A   | 0   | 100 | 30  | 53 | 1,590.00 | SF | 17.50    |
| 7              | 0855       | CONC PAVER  | 0   | 100 | 0   | 0  | 1,140.00 | SF | 10.00    |
| 8              | 0462       | ST/AL FNC   | 0   | 100 | 0   | 0  | 192.00   | SF | 10.00    |
| 9              | 0463       | FENCE GATE  | 0   | 100 | 0   | 0  | 3.00     | UT | 300.00   |

| LAND DESCRIPTION |          |     |                      |     |     |          |         |        |             |
|------------------|----------|-----|----------------------|-----|-----|----------|---------|--------|-------------|
| L N              | USE CODE | CLS | LAND USE DESCRIPTION | CAP | R D | LOC ZONE | FRONT   | DEPTH  | TOT LND UTS |
| 1                | 000100   | C   | RES                  | 100 |     | RSF      | 1100.00 | 232.00 | 1.00        |



|          |  |           |  |
|----------|--|-----------|--|
| BLD DATE |  | LGL DATE  |  |
| XF DATE  |  | LAND DATE |  |
| INC DATE |  | AG DATE   |  |

| ORIG COND | YEAR ON | YEAR ACTUAL | Q | % COND | OB/XF MKT VALUE | NOTES |
|-----------|---------|-------------|---|--------|-----------------|-------|
| 100       | 2024    | 2023        |   | 99     | 17,297          |       |
| 100       | 2024    | 2023        |   | 97     | 4,850           |       |
| 100       | 2024    | 2023        |   | 100    | 60,670          |       |
| 100       | 2024    | 2023        |   | 98     | 37,485          |       |
| 100       | 2024    | 2023        |   | 97     | 1,940           |       |
| 100       | 2024    | 2023        |   | 97     | 26,990          |       |
| 100       | 2024    | 2023        |   | 100    | 11,400          |       |
| 100       | 2024    | 2023        |   | 98     | 1,882           |       |
| 100       | 2024    | 2023        |   | 99     | 891             |       |

| TOTAL OB/XF |  |  |  |  |  |  |  |  |  |
|-------------|--|--|--|--|--|--|--|--|--|
| 163,405     |  |  |  |  |  |  |  |  |  |

| NASSAU COUNTY PROPERTY    |  |  |  |  |              |  |  |  |  |
|---------------------------|--|--|--|--|--------------|--|--|--|--|
| PAGE 1 of 1               |  |  |  |  |              |  |  |  |  |
| VALUATION SUMMARY         |  |  |  |  |              |  |  |  |  |
| VALUATION BY              |  |  |  |  | STANDARD     |  |  |  |  |
| Tax Group: 8              |  |  |  |  | Tax Dist:    |  |  |  |  |
| BUILDING MARKET VALUE     |  |  |  |  | 538,773      |  |  |  |  |
| TOTAL MARKET OB/XF VALUE  |  |  |  |  | 163,405      |  |  |  |  |
| TOTAL LAND VALUE - MARKET |  |  |  |  | 250,000      |  |  |  |  |
| TOTAL MARKET VALUE        |  |  |  |  | 952,178      |  |  |  |  |
| SOH/AGL Deduction         |  |  |  |  | 0            |  |  |  |  |
| ASSESSED VALUE            |  |  |  |  | 952,178      |  |  |  |  |
| TOTAL EXEMPTION VALUE     |  |  |  |  | HX HB 50,722 |  |  |  |  |
| BASE TAXABLE VALUE        |  |  |  |  | 901,456      |  |  |  |  |
| TOTAL JUST VALUE          |  |  |  |  | 952,178      |  |  |  |  |
| NCON VALUE                |  |  |  |  | 0            |  |  |  |  |
| INCOME VALUE              |  |  |  |  |              |  |  |  |  |
| PREVIOUS YEAR MKT VALUE   |  |  |  |  | 926,920      |  |  |  |  |

| PERMIT NUM | DESCRIPTION      | AMT     | ISSUED     |
|------------|------------------|---------|------------|
| B230009358 | 911-1696         | 15,264  | 07/21/2023 |
| 230007486  | 861=433 855=1161 | 120,375 | 06/12/2023 |
| 230006668  | C0               |         | 05/22/2023 |
| 230006668  |                  |         | 05/22/2023 |
| 22004733   | 2937T 2901H      | 480,693 | 03/28/2022 |

| SALES DATA                  |           |              |        |        |           |               |  |
|-----------------------------|-----------|--------------|--------|--------|-----------|---------------|--|
| OFF RECORD<br>Number        | DATE      | TYPE<br>INST | Q<br>U | V<br>I | RSN<br>CD | SALE<br>PRICE |  |
| 2636/200                    | 4/28/2023 | SW           | Q      | I      | 01        | 1,086,600     |  |
| GRANTOR:ARTISAN HOMES LLC   |           |              |        |        |           |               |  |
| GRANTEE:MCDANIEL RICHARD ER |           |              |        |        |           |               |  |
| 2476/0139                   | 7/01/2021 | WD           | Q      | V      | 01        | 275,000       |  |
| GRANTOR:CATES TEXAS B       |           |              |        |        |           |               |  |
| GRANTEE:ARTISAN HOMES LLC   |           |              |        |        |           |               |  |

| BUILDING NOTES |  |  |  |  |  |  |  |  |  |
|----------------|--|--|--|--|--|--|--|--|--|
|                |  |  |  |  |  |  |  |  |  |

| BUILDING DIMENSIONS                                                                                 |  |  |  |  |  |  |  |  |  |
|-----------------------------------------------------------------------------------------------------|--|--|--|--|--|--|--|--|--|
| BAS=[YR=2024;ORIG=10,13] U3R3 E10 D3R3 S8 E21 U3R3 N8 E15 S69 W12 W2 N8 W7 S3 W1 W11 N22 W22 N39 \$ |  |  |  |  |  |  |  |  |  |
| FOP=[YR=2024;ORIG=44,71] E7 S8 E2 S2 W10 N7 E1 N3 \$                                                |  |  |  |  |  |  |  |  |  |
| FGR=[YR=2024;ORIG=32,52] W22 W6 S24 E19 N2 E9 N22 \$                                                |  |  |  |  |  |  |  |  |  |
| FOP=[YR=2024;ORIG=23,10] E27 S8 D3L3 W21 N8 U3L3 \$                                                 |  |  |  |  |  |  |  |  |  |