PT OF LOT 59 (S-9)
EX S-2 OF LOT 58 &
EX S-10 OF LOT 59

DEES SHARON W L/E/
96007 DEES LNDG
FERNANDINA BEACH, FL 32034

**2025**

**00-00-30-0740-0059-0090**

## BUILDING CHARACTERISTICS

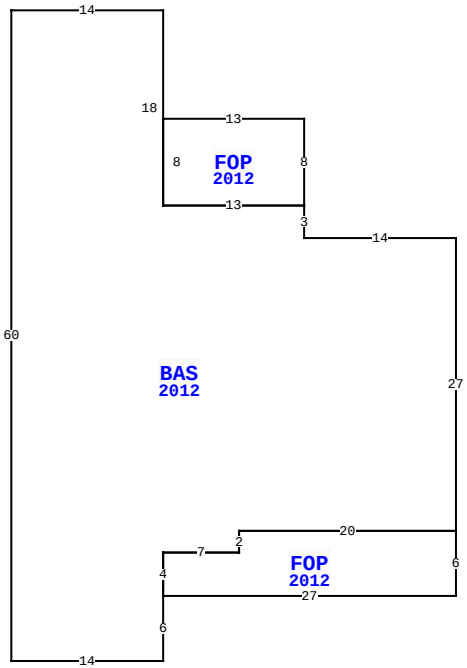
| ELEMENT | CD | CONSTRUCTION |
|---|---|---|
| Exterior Wall | 05 | AVERAGE 100 |
| Roof Structur | 03 | GABLE/HIP 100 |
| Roof Cover | 03 | COMP SHNGL 100 |
| Interior Wall | 05 | DRYWALL 100 |
| Interior Floo | 13 | LVT/LAMNT 50 |
| Interior Floo | 14 | CARPET 50 |
| Air Condition | 03 | CENTRAL 100 |
| Heating Type | 04 | AIR DUCTED 100 |
| Bedrooms | | 3 100 |
| Bathrooms | | 2 100 |
| Frame | 02 | WOOD FRAME 100 |
| Stories | 1. | 1. 100 |
| Units | | 0 100 |
| Occupancy | 00 | NONE 100 |
| Quality | 04 | Quality Level 04 |
| DOR CODE | 0100 | SINGLE FAMILY |
| MAP NUM | | MKT AREA 02 |
| NEIGHBORHOOD/LOC | 2021.00 | |

| AREA TYPE | TOTAL GROSS AREA | PCT OF BASE | YEAR | TOT ADJ AREA | SUBAREA MARKET VALUE |
|---|---|---|---|---|---|
| BAS | 1,622 | 100 | 2012 | 1,622 | 154,996 |
| FOP | 104 | 30 | 2012 | 31 | 2,963 |
| FOP | 148 | 30 | 2012 | 44 | 4,204 |
| TOTALS | 1,874 | | | 1,697 | 162,163 |

## MARKET ADJUSTMENTS

| TYPE | MDL | EFF. AREA | TOT ADJ PTS | EFF. BASE RATE | REPL. COST NEW | AYB | EYB | ECON | FNCT | | NORM | % COND |
|---|---|---|---|---|---|---|---|---|---|---|---|---|
| 0200 | 01 | 1,697 | 112.3500 | 101.12 | 171,601 | 2012 | 2012 | 0 | 0 | 0 | 5.50 | 94.50 |

1 SFR MODULR – 100% - 2013 Heated Area: 1622 HX Base Yr 2013




96007 DEES LDG, FERNANDINA BEACH

| | | | |
|---|---|---|---|
| BLD DATE | | LGL DATE | |
| XF DATE | | LAND DATE | 04/29/2025 MLU |
| INC DATE | | AG DATE | |

## NASSAU COUNTY PROPERTY

PAGE 1 of 1 8

### VALUATION SUMMARY

| | | |
|---|---|---|
| VALUATION BY | | STANDARD |
| Tax Group: 8 | Tax Dist: | |
| BUILDING MARKET VALUE | | 162,163 |
| TOTAL MARKET OB/XF VALUE | | 475 |
| TOTAL LAND VALUE - MARKET | | 371,700 |
| TOTAL MARKET VALUE | | 534,338 |
| SOH/AGL Deduction | | 410,973 |
| ASSESSED VALUE | | 123,365 |
| TOTAL EXEMPTION VALUE | HX HB SX WX | 105,722 |
| BASE TAXABLE VALUE | | 17,643 |
| TOTAL JUST VALUE | | 534,338 |
| NCON VALUE | | 0 |
| INCOME VALUE | | |
| PREVIOUS YEAR MKT VALUE | | 499,423 |

| PERMIT NUM | DESCRIPTION | AMT | ISSUED |
|---|---|---|---|
| B26614 | CO ISSUED | 0 | 12/27/2012 |
| E25697 | NEW CONSTR | 0 | 12/01/2012 |
| E25651 | NEW CONSTR | 0 | 12/01/2012 |
| M1217773 | H/AC | 0 | 12/01/2012 |
| P1216279 | NEW CONSTR | 0 | 12/01/2012 |

## SALES DATA

| OFF RECORD Number | DATE | TYPE INST | Q / U | V / I | RSN CD | SALE PRICE |
|---|---|---|---|---|---|---|
| 2363/0636 | 5/21/2020 | LE | U | I | 11 | 100 |

GRANTOR: DEES GORDON D & SHARO
GRANTEE: TAYLOR MICHELLE L

| | | | | | | |
|---|---|---|---|---|---|---|
| 1278/1148 | 12/06/2004 | QC | Q | V | 01 | 100 |

GRANTOR: EMMONS SYBIL W & SHAR
GRANTEE: DEES GORDON D & SHA

## BUILDING NOTES

## BUILDING DIMENSIONS

BAS=[YR=2012] W14 N3 FOP=[YR=2012] N8 W13 S8 E13$ W13 N18 W14 S60 E14 N6 FOP=[YR=2012] E27 N6 W20 S2 W7 S4$ N4 E7 N2 E20 N27$.

## 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 | 1242 | WD DECK A | 0 | 100 | 5 | 7 | 35.00 | SF | 10.00 | 10.00 | 100 | 2012 | 2012 | 3 | 50 | 175 | |
| 2 | 1242 | WD DECK A | 0 | 100 | 4 | 8 | 32.00 | SF | 10.00 | 10.00 | 100 | 2012 | 2012 | 3 | 50 | 160 | |
| 3 | 1242 | WD DECK A | 0 | 100 | 4 | 7 | 28.00 | SF | 10.00 | 10.00 | 100 | 2012 | 2012 | 3 | 50 | 140 | |

## LAND DESCRIPTION

TOTAL OB/XF 475

| 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 | 000100 | C | RES | 100 | | RSF-2 | 0.00 | 0.00 | 1.18 | AC | | 1.00 | 1.00 | 1.00 | 315,000.00 | 315,000.00 | 371,700 | | | | | | | |

REVIEW DATE 05/12/2019 BY KBA Total Acres: 1.18 Total Land Value: 371,700 Market: 0 Agricultural: 0 Common: 371,700 PRINTED 07/30/2025 BY SYS