PT OF LOT 73
IN OR 1165/1952
SUB PT OF SEC 4 PB 0/59

BRUCH LYNN T
895 NISSEN DRIVE
FERNANDINA BEACH, FL 32034

**2025**

**00-00-30-0740-0073-0010**

## NASSAU COUNTY PROPERTY



## 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 | 14 | CARPET 100 |
| Air Condition | 03 | CENTRAL 100 |
| Heating Type | 04 | AIR DUCTED 100 |
| Bedrooms | | 3 100 |
| Bathrooms | | 2.5 100 |
| Frame | 02 | WOOD FRAME 100 |
| Stories | 1. | 1. 100 |
| Units | | 0 100 |
| BUD8 Adjustme | 05 | DIST 1A 100 |
| Occupancy | 00 | NONE 100 |
| Quality | 03 | Quality Level 03 |

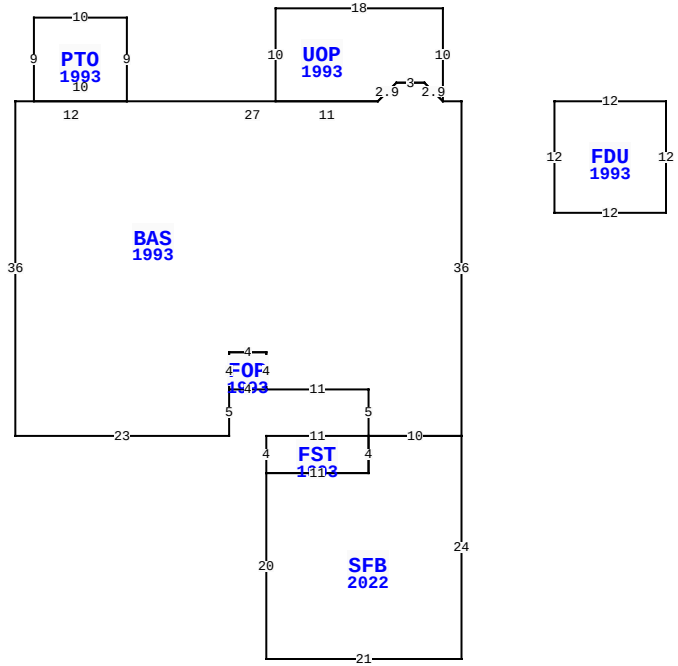
DOR CODE 0100 SINGLE FAMILY
MAP NUM | MKT AREA 02
NEIGHBORHOOD/LOC 2021.00

| AREA TYPE | TOTAL GROSS AREA | PCT OF BASE | YEAR | TOT ADJ AREA | SUBAREA MARKET VALUE |
|---|---|---|---|---|---|
| BAS | 1,647 | 100 | 1993 | 1,647 | 186,880 |
| FDU | 144 | 65 | 1993 | 94 | 10,666 |
| FOP | 16 | 30 | 1993 | 5 | 568 |
| FST | 44 | 55 | 1993 | 24 | 2,723 |
| PTO | 90 | 5 | 1993 | 4 | 453 |
| SFB | 460 | 80 | 2022 | 368 | 41,756 |
| UOP | 170 | 20 | 1993 | 34 | 3,858 |
| TOTALS | 2,571 | | | 2,176 | 246,904 |

## MARKET ADJUSTMENTS

| TYPE | MDL | EFF. AREA | TOT ADJ PTS | EFF. BASE RATE | REPL. COST NEW | AYB | EYB | ECON | FNCT | | NORM | % COND |
|---|---|---|---|---|---|---|---|---|---|---|---|---|
| 0900 | 01 | 2,176 | 103.8800 | 137.12 | 298,373 | 1984 | 1984 | 0 | 0 | 0 | 17.25 | 82.75 |

1 SNGL FAM – 100% - 2004 Heated Area: 2015 HX Base Yr 2004




895 NISSEN DR, FERNANDINA BEACH

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

## VALUATION SUMMARY

| | | |
|---|---|---|
| VALUATION BY | | STANDARD |
| Tax Group: 8 | Tax Dist: | |
| BUILDING MARKET VALUE | | 246,904 |
| TOTAL MARKET OB/XF VALUE | | 3,406 |
| TOTAL LAND VALUE - MARKET | | 125,000 |
| TOTAL MARKET VALUE | | 375,310 |
| SOH/AGL Deduction | | 156,691 |
| ASSESSED VALUE | | 218,619 |
| TOTAL EXEMPTION VALUE | HX HB | 50,722 |
| BASE TAXABLE VALUE | | 167,897 |
| TOTAL JUST VALUE | | 375,310 |
| NCON VALUE | | 0 |
| INCOME VALUE | | |
| PREVIOUS YEAR MKT VALUE | | 343,129 |

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

## SALES DATA

| OFF RECORD Number | DATE | TYPE INST | Q / U | V / I | RSN CD | SALE PRICE |
|---|---|---|---|---|---|---|
| 1165/1952 | 8/27/2003 | WD | Q | I | | 174,100 |
| GRANTOR: POSTELL RICKY LYNN & | | | | | | |
| GRANTEE: BRUCH LYNN T | | | | | | |
| 1080/1556 | 9/16/2002 | WD | Q | I | | 155,000 |
| GRANTOR: LYLE JOSEPH & BARBARA | | | | | | |
| GRANTEE: POSTELL RICKY L & A | | | | | | |

## BUILDING NOTES

## BUILDING DIMENSIONS

BAS=[YR=1993] W2 UOP=[YR=1993] N10 W18 S10 E11 U2 R2 E3 D2 R2 $ U2 L2 W3 D2 L2 W27 PTO=[YR=1993] N9 W10 S9 E10$ W12S36 E23 N5 FOP=[YR=1993] E4 N4 W4 S4$ N4E4 S4 E11 S5 FST=[YR=1993] W11 S4 SFB=[YR=2022] S20 E21 N24 W10 S4 W11$ E11 N4 $ E10 N36 $ PTR= E10 FDU=[YR=1993] E12 S12 W12N12$ W10$.

## 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 | 0500 | FP-PRE FAB | 0 | 100 | 0 | 0 | 1.00 | UT | 3,500.00 | 3,500.00 | 100 | 1984 | 1984 | 3 | 54 | 1,890 | |
| 2 | 0811 | CONCRETE B | 0 | 100 | 48 | 12 | 576.00 | SF | 5.20 | 5.20 | 100 | 1984 | 1984 | 3 | 41 | 1,228 | |
| 3 | 0681 | POLE SHED | 0 | 100 | 12 | 8 | 96.00 | SF | 15.00 | 15.00 | 100 | 1995 | 1995 | 3 | 20 | 288 | |

## LAND DESCRIPTION

TOTAL OB/XF 3,406

| 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- | 184.00 | 153.00 | 1.00 | LT | | 1.00 | 1.00 | 1.00 | 125,000.00 | 125,000.00 | 125,000 | | | | | | | |

REVIEW DATE 02/14/2021 BY TWA Total Acres: 0.00 Total Land Value: 125,000 Market: 0 Agricultural: 0 Common: 125,000 PRINTED 07/30/2025 BY SYS