PT OF LOT 39
IN OR 663/993
SUB OF SO PT SEC 12-2N-28E

LOHMAN TERRANCE E
961146 BUCCANEER TRAIL
FERNANDINA BEACH, FL 32034

2025

00-00-30-0760-0039-0010

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	16	WD FR STUC 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	11	SLATE 100
Interior Wall	05	DRYWALL 100
Interior Floo	11	CLAY TILE 100
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		2 100
Bathrooms		2 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100
BUD8 Adjustme	05	DIST 1A 100
Occupancy	00	NONE 100
Quality	02	Quality Level 02

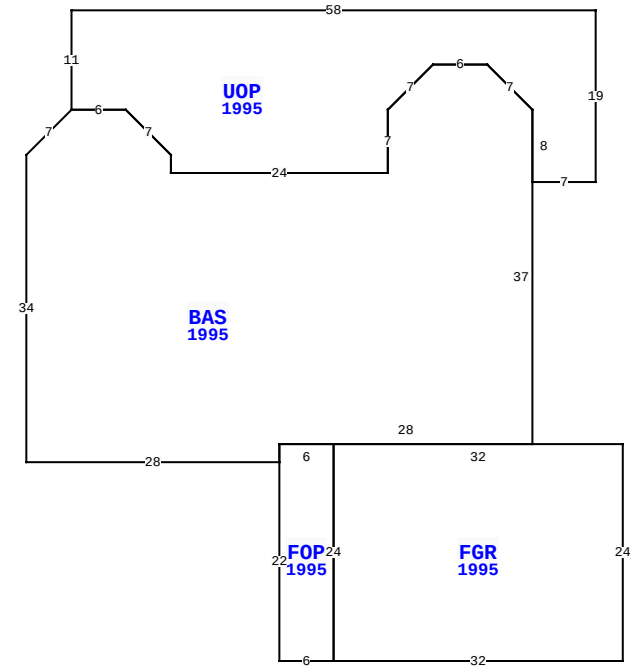
DOR CODE 0100 SINGLE FAMILY
MAP NUM | MKT AREA 03
NEIGHBORHOOD/LOC 3029.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,990	100	1995	1,990	266,277
FGR	768	55	1995	422	56,467
FOP	144	30	1995	43	5,754
UOP	820	20	1995	164	21,944
TOTALS	3,722			2,619	350,442

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0900	01	2,619	118.5600	156.50	409,874	1995	1995	0	0	0	14.50	85.50

1 SNGL FAM – 100% - 1996 Heated Area: 1990 HX Base Yr 1996



961146 BUCCANEER TRL, FERNANDINA BEACH

BLD DATE	03/03/2023 NW	LGL DATE	
XF DATE		LAND DATE	
INC DATE		AG DATE	

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 8	Tax Dist:	
BUILDING MARKET VALUE		350,442
TOTAL MARKET OB/XF VALUE		13,360
TOTAL LAND VALUE - MARKET		250,000
TOTAL MARKET VALUE		613,802
SOH/AGL Deduction		343,981
ASSESSED VALUE		269,821
TOTAL EXEMPTION VALUE	HX HB WR	55,722
BASE TAXABLE VALUE		214,099
TOTAL JUST VALUE		613,802
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		597,757

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B9501730	DEMOLITION	0	03/01/1995
B9501729	NEW CONSTR	150,000	03/01/1995
B9401530	XFOB	5,440	12/01/1994

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
0663/0993	7/20/1992	PR	Q	I	01	100
GRANTOR: LOHMAN TERRANCE P/R						
GRANTEE: LOHMAN TERRANCE E						
0048/0675	1/01/1964	TA	Q	I		5,500
GRANTOR:						
GRANTEE:						

BUILDING NOTES

BUILDING DIMENSIONS

UOP=[YR=1995] W58 S11 BAS=[YR=1995] D5 L5 S34 E28
FOP=[YR=1995] S22 E6 FGR=[YR=1995] E32 N24 W32 S24$ N24 W6
S2 $ N2 E28 N37 U5 L5 W6 D5 L5 S7 W24 N2 U5 L5 W6$ E6
D5 R5 S2 E24 N7 U5 R5 E6 D5 R5 S8 E7 N19$.

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	1995	1995	3	76	2,660	
2	0812	CONCRETE C	0	100	0	0	1,208.00	SF	4.00	4.00	100	1995	1995	3	68	3,286	
3	0510	GARAGE WD-	0	100	16	20	320.00	SF	35.00	35.00	100	1995	1995	3	20	2,240	
4	0810	CONCRETE A	0	100	7	5	35.00	SF	6.50	6.50	100	1995	1995	3	68	155	
5	1126	CB/STC 8"	0	100	0	0	282.00	SF	8.00	8.00	100	1996	1996	3	70	1,579	
6	0855	CONC PAVER	0	100	0	0	604.00	SF	7.00	7.00	100	1996	1996	3	70	2,960	
7	0940	SHEDS/PORT	0	100	8	10	80.00	SF	30.00	30.00	100	1998	1998	3	20	480	

LAND DESCRIPTION

TOTAL OB/XF 13,360

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-	1209.00	176.00	1.00	LT		1.00	1.00	1.00	250,000.00	250,000.00	250,000							

REVIEW DATE 05/12/2019 BY KBA Total Acres: 0.00 Total Land Value: 250,000 Market: 0 Agricultural: 0 Common: 250,000 PRINTED 07/30/2025 BY SYS