LOT 1 & W1.1 FT OF LOT 2
THE SANDPIPER #2 PB 6/233

DOYLE FAMILY TRUST/DOYLE GREGORY W TRUSTEE
95023 SANDPIPER LOOP
FERNANDINA BEACH, FL 32034

2025

00-00-30-2060-0001-0000

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

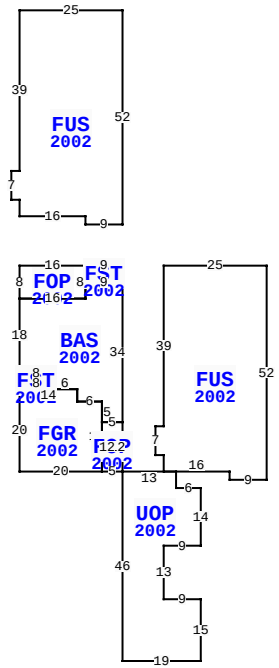
ELEMENT	CD	CONSTRUCTION
Exterior Wall	17	CB STUCCO 100
Roof Structur	01	FLAT 100
Roof Cover	07	CONC TILE 100
Interior Wall	05	DRYWALL 100
Interior Floo	11	CLAY TILE 60
Interior Floo	14	CARPET 40
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		4 100
Frame	02	WOOD FRAME 100
Stories	3.	3. 100
Units		0 100
Quality	05	Quality Level 05
DOR CODE	0100	SINGLE FAMILY
MAP NUM		MKT AREA 03
NEIGHBORHOOD/LOC	3004.00	

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	612	100	2002	612	79,202
FGR	382	55	2002	210	27,177
FOP	60	30	2002	18	2,329
FOP	128	30	2002	38	4,918
FST	32	55	2002	18	2,329
FST	36	55	2002	20	2,588
FUS	1,282	100	2002	1,282	165,910
FUS	1,282	100	2002	1,282	165,910
UOP	733	20	2002	147	19,024
TOTALS	4,547			3,627	469,388

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0320	11	3,627	145.4112	145.41	527,402	2002	2002	0	0	0	11.00	89.00

1 TOWNHOUSE – 100% - 2016 Heated Area: 3176 HX Base Yr 2016



95023 SANDPIPER LOOP, FERNANDINA BEACH

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

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 8	Tax Dist:	
BUILDING MARKET VALUE		469,388
TOTAL MARKET OB/XF VALUE		15,698
TOTAL LAND VALUE - MARKET		525,000
TOTAL MARKET VALUE		1,010,086
SOH/AGL Deduction		348,508
ASSESSED VALUE		661,578
TOTAL EXEMPTION VALUE	HX HB	50,722
BASE TAXABLE VALUE		610,856
TOTAL JUST VALUE		1,010,086
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		936,779

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2594/0241	9/23/2022	WD	U	I	11	100
GRANTOR: DOYLE GREGORY W & MAR						
GRANTEE: DOYLE FAMILY TRUST						
2588/1037	8/29/2022	WD	U	I	11	100
GRANTOR: DOYLE GREGORY W & MAR						
GRANTEE: DOYLE FAMILY TRUST						

BUILDING NOTES

BUILDING DIMENSIONS

FST=[YR=2002] W9 FOP=[YR=2002] W16 S8 BAS=[YR=2002] S18 FST=[YR=2002] S4 FGR=[YR=2002] S20 E20 FOP=[YR=2002] E5 N12 W5 S12 $ N17 W6 N3 W14 $ E8 N4 W8 $ E8 S4 E6 S3 E6 S5 E5 N34 W9 S4 W16 $ E16 N8 $ S4 E9 N4 $ PTR= E10 FUS=[YR=2002] E25 S52 W9 N2 W16 N4 W2 N7 E2 N39 $ W10 $ PTR= N10 FUS=[YR=2002] N52 W25 S39 W2 S7 E2 S4 E16 S2 E9 $ S10 $ PTR= S50 UOP=[YR=2002] S46 E19 N15 W9 N13 E9 N14 W6 N4 W13$N50 $.

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	0811	CONCRETE B	0	100	0	0	754.00	SF	5.20	5.20	100	2002	2002	3	80	3,137	
2	0810	CONCRETE A	0	100	0	0	50.00	SF	6.50	6.50	100	2002	2002	3	80	260	
3	0810	CONCRETE A	0	100	0	0	234.00	SF	6.50	6.50	100	2002	2002	3	80	1,217	
4	1126	CB/STC 8"	0	100	0	0	115.00	SF	8.00	8.00	100	2002	2002	3	80	736	
5	0410	ELEVATOR	0	100	0	0	1.00	UT	10,000.00	10,000.00	100	2002	2002	3	100	10,000	
6	0462	ST/AL FNC	0	100	0	0	116.00	SF	10.00	10.00	100	2003	2003	3	30	348	

LAND DESCRIPTION

TOTAL OB/XF 15,698

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		RG-1	0.00	0.00	1.00	UT		1.00	1.00	1.05	500,000.00	525,000.00	525,000							

REVIEW DATE 05/12/2019 BY KBA Total Acres: 0.00 Total Land Value: 525,000 Market: 0 Agricultural: 0 Common: 525,000 PRINTED 07/30/2025 BY SYS