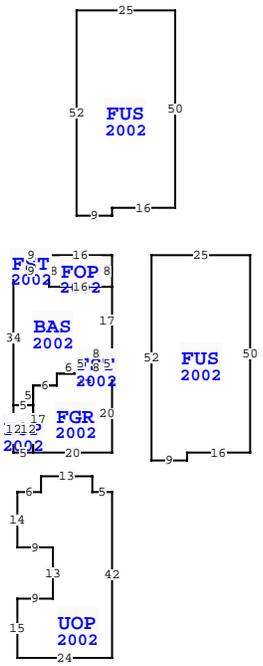




BUILDING CHARACTERISTICS		CONSTRUCTION	
ELEMENT	CD		
Exterior Wall	17	CB STUCCO	100
Roof Structur	01	FLAT	100
Roof Cover	07	CONC TILE	100
Interior Wall	05	DRYWALL	100
Interior Floo	14	CARPET	80
Interior Floo	11	CLAY TILE	20
Air Condition	03	CENTRAL	100
Heating Type	04	AIR DUCTED	100
Bedrooms		4	100
Bathrooms		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
BAS	604	100	2002
FGR	382	55	2002
FOP	60	30	2002
FOP	128	30	2002
FST	36	55	2002
FST	40	55	2002
FUS	1,268	100	2002
FUS	1,268	100	2002
UOP	943	20	2002
TOTALS	4,729		

MARKET ADJUSTMENTS											
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
1	TOWNHOUSE	- 100%	- 2006		505,725	2002	2002	0	0	11.00	89.00
Heated Area: 3140											
HX Base Yr 2006											



NASSAU COUNTY PROPERTY		PAGE 1 of 1	8
VALUATION SUMMARY			
VALUATION BY		STANDARD	
Tax Group: 8		Tax Dist:	
BUILDING MARKET VALUE		450,095	
TOTAL MARKET OB/XF VALUE		29,220	
TOTAL LAND VALUE - MARKET		500,000	
TOTAL MARKET VALUE		979,315	
SOH/AGL Deduction		458,563	
ASSESSED VALUE		520,752	
TOTAL EXEMPTION VALUE		HX HB 50,722	
BASE TAXABLE VALUE		470,030	
TOTAL JUST VALUE		979,315	
NCON VALUE		0	
INCOME VALUE			
PREVIOUS YEAR MKT VALUE		910,349	

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1222/0403	4/14/2004	WD	Q	I		641,000
GRANTOR: HESTER WAYNE &						
GRANTEE: ALLEN PHILLIP E & M						
1208/0971	2/17/2004	WD	U	I	07	100
GRANTOR: BRYLEN HOMES LTD						
GRANTEE: HESTER STEVEN & DAN						

EXTRA FEATURES																	
L N	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	783.00	SF	5.20	5.20	100	2002	2002	3	80	3,257	
2	0810	CONCRETE A	0	100	9	5	45.00	SF	6.50	6.50	100	2002	2002	3	80	234	
3	0410	ELEVATOR	0	100	0	0	1.00	UT	10,000.00	10,000.00	100	2002	2002	3	100	10,000	
4	1126	CB/STC 8"	0	100	0	0	319.00	SF	8.00	8.00	100	2006	2006	3	86	2,195	
5	1273	H-SHUTR RD	0	100	0	0	62.00	UT	325.00	325.00	100	2006	2006	3	24	4,836	
6	1272	H-SHUTR MD	0	100	0	0	14.00	UT	133.00	133.00	100	2006	2006	3	24	447	
7	1076	TRELLIS A	0	100	0	0	128.00	SF	7.50	7.50	100	2009	2009	3	52	499	
8	0462	ST/AL FNC	0	100	0	0	765.00	SF	10.00	10.00	100	2009	2009	3	52	3,978	
9	0810	CONCRETE A	0	100	0	0	280.00	SF	6.50	6.50	100	2009	2009	3	89	1,620	
10	0855	CONC PAVER	0	100	0	0	242.00	SF	10.00	10.00	100	2009	2009	3	89	2,154	

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

BUILDING NOTES														
95043 SANDPIPER LOOP, FERNANDINA BEACH														

BUILDING DIMENSIONS														
FOP=[YR=2002] W16 FST=[YR=2002] W9 S4 BAS=[YR=2002] S34														
FOP=[YR=2002] S12 E5 FGR=[YR=2002] E20 N20 FST=[YR=2002]														
N5 W8 S5 E8 \$ W14 S3 W6 S17 \$ N12 W5 \$ E5 N5 E6 N3 E6 N5 E8														
N17 W16 N4 W9 \$ E9 N4 \$ S8 E16 N8 \$ PTR= E10 FUS=[YR=2002]														
E25 S50 W16 S2 W9 N52 \$ W10 \$ PTR= N10 FUS=[YR=2002] N2 E16														
N50 W25 S52 E9 \$ S10 \$ PTR= S60 UOP=[YR=2002] S42 W24 N15 E9														
N13 W9 N14 E6 N4 E13 S4 E5 \$ N60 \$ .														

LAND DESCRIPTION															TOTAL OB/XF									
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPH 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	1.00	500,000.00	500,000.00	500,000							