

WHICKER DANA R & SUSAN
96448 CAYMAN CIR
FERNANDINA BEACH, FL 32034

00-00-31-163V-0020-0000

BUILDING CHARACTERISTICS

ELEMENTCDCONSTRUCTION

Exterior Wall

1608WD FR STUC 100IRREGULAR 100

Roof Structur

03COMP SHNGL 100

Interior Wall

05DRYWALL 100

Interior Floo

14CARPET 80

Interior Floo

15HARDTILE 20

Air Condition

03CENTRAL 100

Heating Type

04AIR DUCTED 100

Bedrooms

3 100

Bathrooms

2 100

Frame

02WOOD FRAME 100

Stories

1. 1. 100

Units

0 100

Occupancy

00NONE 100

Quality

03Quality Level 03

DOR CODE

0100SINGLE FAMILY

MAP NUM

MKT AREA01

NEIGHBORHOOD/LOC

1027.00

AREA TYPE

TOTAL GROSS AREA

PCT OF BASE

YEAR

TOT ADJ AREA

SUBAREA MARKET VALUE

BAS

1,514

100

2004

1,514

206,121

FGR

440

55

2004

242

32,946

FOP

43

30

2004

13

1,770

TOTALS

1,997

1,769

240,837

EXTRA FEATURES

L N

OBI/XF CODE

DESCRIPTION

BLD CAP

L

W

UNITS

UT

Adj R

ADJ UNIT PRICE

ORIG COND

YEAR ON

YEAR ACTUAL

Q

% COND

OBI/XF MKT VALUE

NOTES

1

0810

CONCRETE A

00

12

16

192.00

SF

6.50

6.50

100

2004

2004

3

83

1,036

2

0810

CONCRETE A

00

21

3

63.00

SF

6.50

6.50

100

2004

2004

3

83

340

3

0810

CONCRETE A

00

42

17

714.00

SF

6.50

6.50

100

2004

2004

3

83

3,852

LAND DESCRIPTION

L N

USE CODE

CLS

LAND USE DESCRIPTION

CAP

R D

LOC ZONE

FRONT

DEPTH

TOT LND UTS

UNIT TYPE

D T

DPHT 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

0

00003

R-1

80.00

100.00

1.00

LT

1.00

1.00

1.00

200,000.00

200,000.00

200,000

REVIEW DATE

04/03/2024

BY

KBA

Total Acres:

0.00

Total Land Value:

200,000

Market:

0

Agricultural:

0

Common:

200,000

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MARKET ADJUSTMENTS

TYPEMDLEFF. AREATOT ADJ PTSEFF. BASE RATEREPL. COST NEWAYBEYECONFNCTNORM% CONDDOR

0900

01

1,769

114.6000

151.27

267,597

2004

2004

0

0

10.00

90.00

0900

01

1 SNGL FAM - 0%

- 0

Heated Area: 1514

HX Base Yr

BAS

2004

FGR

2004

FOP

2004

BLD DATE

XF DATE

INC DATE

LGL DATE

LAND DATE

AG DATE

05/13/2025

MLU

TOTAL OB/XF

5,228

NASSAU COUNTY PROPERTY VALUATION SUMMARY

VALUATION BYSTANDARD

Tax Group: 2Tax Dist:

BUILDING MARKET VALUE240,837

TOTAL MARKET OB/XF VALUE5,228

TOTAL LAND VALUE - MARKET200,000

TOTAL MARKET VALUE446,065

SOH/AGL Deduction41,330

ASSESSED VALUE404,735

TOTAL EXEMPTION VALUE0

BASE TAXABLE VALUE404,735

TOTAL JUST VALUE446,065

NCON VALUE0

INCOME VALUE

PREVIOUS YEAR MKT VALUE384,625

SALES DATA

OFF RECORD NumberDATETYPEINSTQU / I / VRSN CD SALE PRICE

2111/0085

3/31/2017

WD

Q

I

01

260,000

GRANTOR: ALLEN MARK BURNS & SO

GRANTEE: WHICKER DANA R & SU

1261/1554

9/28/2004

WD

Q

I

200,200

GRANTOR: JAMES R HANNAH INC

GRANTEE: ALLEN MARK B & SOND

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2004] W50 S41 E11 FOP=[YR=2004] S1 E7 N7 W6 S6 W1\$ E1 N6 E16 FGR=[YR=2004] S6 E22 N20 W10 N4 W4 S2 W6 S16 W2\$ E2 N16 E6 N2 E4 S4 E10 N21\$.