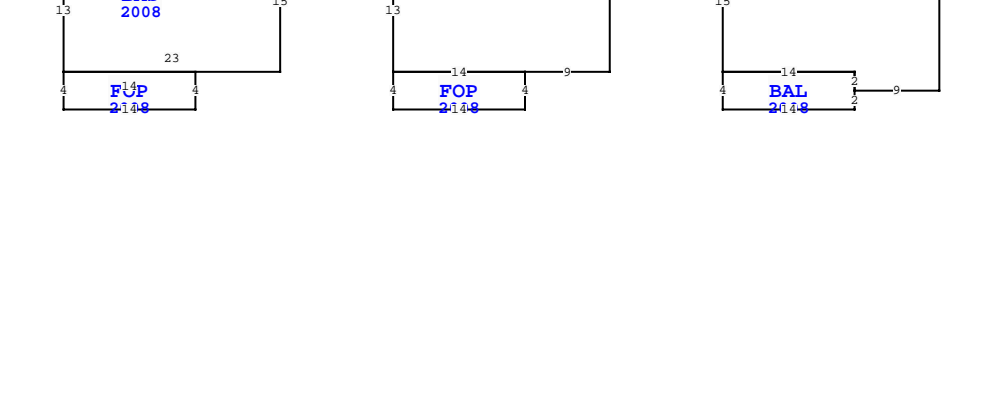


BUILDING CHARACTERISTICS	
ELEMENT	CD
Exterior Wall	16 WD FR STUC 100
Roof Structur	03 GABLE/HIP 100
Roof Cover	08 CLAY TILE 100
Interior Wall	05 DRYWALL 100
Interior Floor	11 CLAY TILE 60
Interior Floor	14 CARPET 40
Air Condition	03 CENTRAL 100
Heating Type	04 AIR DUCTED 100
Bedrooms	4 100
Bathrooms	3.5 100
Frame	02 WOOD FRAME 100
Stories	3. 3. 100
Units	0 100

MARKET ADJUSTMENTS													
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND		
1	TOWNHOUSE	-	100%	-	2023							Heated Area: 2409	HX Base Yr 2023



Quality	03	Quality Level 03			
DOR CODE	0100	SINGLE FAMILY			
MAP NUM		MKT AREA 03			
NEIGHBORHOOD/LOC	3043.00				
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAL	56	15	2008	8	1,511
BAS	390	100	2008	390	73,665
FGR	476	55	2008	262	49,488
FOP	52	30	2008	16	3,022
FOP	56	30	2008	17	3,211
FOP	56	30	2008	17	3,211
FST	25	55	2008	14	2,644
FST	25	55	2008	14	2,644
FST	41	55	2008	23	4,344
FUS	1,008	100	2008	1,008	190,396
TOTALS	3,196			2,780	525,101

\*\* This building has 11 Sub-Areas  
96125 RODDENBERRY WAY, FERNANDINA BEACH

BLD DATE	11/27/2008	DJ	LGL DATE	
XF DATE			LAND DATE	04/15/2024
INC DATE			AG DATE	MLU

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	0504	FP-ELECTRI	0	100	0	0	1.00	UT	2,000.00	2,000.00	100	2008	2008	3	91	1,820	
2	0810	CONCRETE A	0	100	20	9	180.00	SF	6.50	6.50	100	2008	2008	3	88	1,030	
3	0810	CONCRETE A	0	100	7	8	56.00	SF	6.50	6.50	100	2008	2008	3	88	320	
4	0855	CONC PAVER	0	100	0	0	180.00	SF	10.00	10.00	100	2008	2008	3	88	1,584	
5	1126	CB/STC 8"	0	100	0	0	148.00	SF	8.00	8.00	100	2008	2008	3	88	1,042	
6	0410	ELEVATOR	0	100	0	0	1.00	UT	10,000.00	10,000.00	100	2008	2008	3	100	10,000	

TOTAL OB/XF														15,796									
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	% COND	TOT ADJ	UNIT PRICE	ADJ UNIT PRICE	LAND VALUE	OTHER ADJUSTMENTS AND NOTES	YEAR	DENSITY	DECL	FRZ	YR	CONSVR
1	000100	C	RES	100		PUD	0.00	0.00	1.00	LT		1.00	1.00	140,000.00	140,000.00	140,000							

NASSAU COUNTY PROPERTY				PAGE 1 of 1	8
VALUATION SUMMARY					
VALUATION BY				STANDARD	
Tax Group: 8				Tax Dist:	
BUILDING MARKET VALUE				525,101	
TOTAL MARKET OB/XF VALUE				15,796	
TOTAL LAND VALUE - MARKET				140,000	
TOTAL MARKET VALUE				680,897	
SOH/AGL Deduction				98,850	
ASSESSED VALUE				582,047	
TOTAL EXEMPTION VALUE				HX HB 50,722	
BASE TAXABLE VALUE				531,325	
TOTAL JUST VALUE				680,897	
NCON VALUE				0	
INCOME VALUE					
PREVIOUS YEAR MKT VALUE				571,853	

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B20539	NEW CONSTR	0	01/01/2008
C20539	CO ISSUED	0	01/01/2008

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2723/1798	7/09/2024	LE	U	I	11	100
GRANTOR: MOYER STEVEN SCOTT &						
GRANTEE: MOYER SAVANNAH NICO						
2477/1477	7/08/2021	WD	Q	I	01	635,000
GRANTOR: LUCHMAN KIRK T JR & S						
GRANTEE: MOYER STEVEN SCOTT						

BUILDING NOTES													
FGR=[YR=2008] W23 S14 FOP=[YR=2008] W3 S13 E3 BAS=[YR=2008] S13 FOP=[YR=2008] S4 E14 N4W14S23 N15 FST=[YR=2008] N4 W9 S5 E5 N1 E4S W4 S1 W5 N5 W13 S6 W1S E1 N13 W1S E1 S7 E22 N21S PTR=E10 FUS=[YR=2008] E13 N2 E12 S23 FST=[YR=2008] W5S5E5N5S S19 W9 FOP=[YR=2008] S4 W14 N4 E14S W14 N13W3 N13 E1 N14S W10S PTR=E45 FUS=[YR=2008] E13 N2 E12 S23 FST=[YR=2008] W5S5E5N5S S21W9 BAL=[YR=2008] S2 W14 N4 E14 S2S N2 W14 N15 W1 N4 W1 N21S W45S.													

BUILDING DIMENSIONS													
FGR=[YR=2008] W23 S14 FOP=[YR=2008] W3 S13 E3 BAS=[YR=2008] S13 FOP=[YR=2008] S4 E14 N4W14S23 N15 FST=[YR=2008] N4 W9 S5 E5 N1 E4S W4 S1 W5 N5 W13 S6 W1S E1 N13 W1S E1 S7 E22 N21S PTR=E10 FUS=[YR=2008] E13 N2 E12 S23 FST=[YR=2008] W5S5E5N5S S19 W9 FOP=[YR=2008] S4 W14 N4 E14S W14 N13W3 N13 E1 N14S W10S PTR=E45 FUS=[YR=2008] E13 N2 E12 S23 FST=[YR=2008] W5S5E5N5S S21W9 BAL=[YR=2008] S2 W14 N4 E14 S2S N2 W14 N15 W1 N4 W1 N21S W45S.													