LOT 64
LOFTON POINTE PB 6/325

MERRITT SHERRY & CHRISTINA JEAN DELPIT
96044 WATERS CT
FERNANDINA BEACH, FL 32034

2025

01-2N-27-1270-0064-0000

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

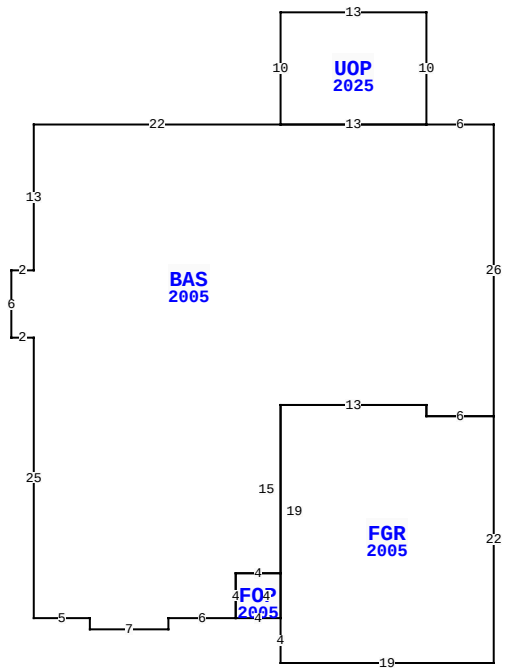
ELEMENT	CD	CONSTRUCTION
Exterior Wall	05	AVERAGE 80
Exterior Wall	16	WD FR STUC 20
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 70
Interior Floo	07	CORK/VTILE 30
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100
Occupancy	00	NONE 100
Quality	06	Quality Level 06
DOR CODE	0100	SINGLE FAMILY
MAP NUM		MKT AREA 04
NEIGHBORHOOD/LOC	4044.00	

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,452	100	2005	1,452	164,475
FGR	431	55	2005	237	26,846
FOP	16	30	2005	5	566
UOP	130	20	2025	26	2,945
TOTALS	2,029			1,720	194,834

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	1,720	124.8900	124.89	214,811	2005	2005	0	0	0	9.30	90.70

1 SINGLE FAM – 100% - 2013 Heated Area: 1452 HX Base Yr 2013



96044 WATERS CT, 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: 4	Tax Dist:	
BUILDING MARKET VALUE		194,834
TOTAL MARKET OB/XF VALUE		4,369
TOTAL LAND VALUE - MARKET		65,000
TOTAL MARKET VALUE		264,203
SOH/AGL Deduction		112,899
ASSESSED VALUE		151,304
TOTAL EXEMPTION VALUE	HX HB	50,722
BASE TAXABLE VALUE		100,582
TOTAL JUST VALUE		264,203
NCON VALUE		2,945
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		253,833

PERMIT NUM	DESCRIPTION	AMT	ISSUED
E16037	ELEC OTHER	1,500	10/01/2005
M10554	MECH OTHER	0	10/01/2005
P10025	OTHER	0	09/01/2005
R08202	REPAIR/RRF	2,000	09/01/2005
B16030	NEW CONSTR	111,024	09/01/2005

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2626/0421	3/16/2023	QC	U	I	11	100
GRANTOR: MERRITT SHERRY						
GRANTEE: MERRITT SHERRY & CH						
1814/1096	9/17/2012	WD	Q	I	01	120,000
GRANTOR: ROBERTS MARK						
GRANTEE: MERRITT SHERRY						

BUILDING NOTES

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	0810	CONCRETE A	0	100	0	0	438.00	SF	6.50	6.50	100	2005	2005	3	84	2,391	
2	0810	CONCRETE A	0	100	11	3	33.00	SF	6.50	6.50	100	2005	2005	3	84	180	
3	0476	VF 6 SBPL	0	100	0	0	60.00	LF	32.00	32.00	100	2012	2012	3	81	1,555	
4	0470	VNYL GATE	0	100	0	0	1.00	UT	300.00	300.00	100	2012	2012	3	81	243	

BUILDING DIMENSIONS

BAS=[YR=2005;ORIG=0,0] W6 W13 W22 S13 W2 S6 E2 S25 E5 S1 E7 N1 E6 N4 E4 N15 E13 S1 E6 N26 $
FGR=[YR=2005;ORIG=-19,44] S4 E19 N22 W6 N1 W13 S19 $
FOP=[YR=2005;ORIG=-23,44] E4 N4 W4 S4 $
UOP=[YR=2025;ORIG=-6,0] W13 N10 E13 S10 $
.

LAND DESCRIPTION

TOTAL OB/XF 4,369

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		PUD	0.00	0.00	1.00	LT		1.00	1.00	1.00	65,000.00	65,000.00	65,000							

REVIEW DATE 11/18/2019 BY KWA Total Acres: 0.00 Total Land Value: 65,000 Market: 0 Agricultural: 0 Common: 65,000 PRINTED 07/30/2025 BY SYS