LOT 68
IN OR 2121/1306
ESMT PT OR 1449/843

AH4R PROPERTIES LLC
ATTN:PROPERTY TAX DEPARTMENT, 23975 PARK SORRENTO, SUITE 3
CALABASAS, CA 91302

2025

01-2N-27-1270-0068-0000

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

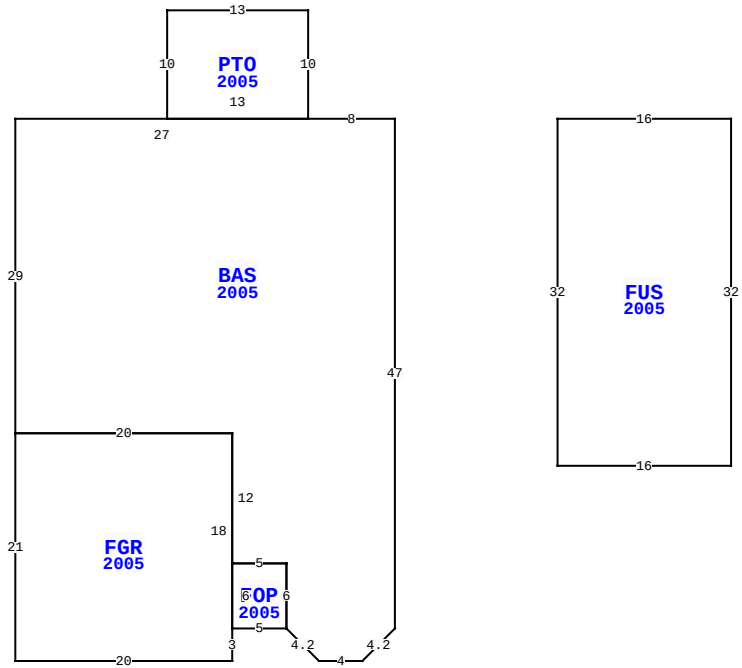
ELEMENT	CD	CONSTRUCTION
Exterior Wall	05	AVERAGE 70
Exterior Wall	16	WD FR STUC 30
Roof Structur	08	IRREGULAR 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 70
Interior Floo	08	SHT VINYL 30
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2.5 100
Frame	02	WOOD FRAME 100
Stories	1.5	1.5 100
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	1,276	100	2005	1,276	143,299
FGR	420	55	2005	231	25,943
FOP	30	30	2005	9	1,011
FUS	512	100	2005	512	57,499
PTO	130	5	2005	6	674
TOTALS	2,368			2,034	228,426

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	2,034	123.8573	123.86	251,931	2005	2005	0	0	0	9.33	90.67

1 SINGLE FAM – 0% - 0 Heated Area: 1788 HX Base Yr



BLD DATE	03/03/2023 NW	LGL DATE	
XF DATE		LAND DATE	
INC DATE		AG DATE	

96067 WATERS CT, FERNANDINA BEACH

NASSAU COUNTY PROPERTY — VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 4	Tax Dist:
BUILDING MARKET VALUE	228,426
TOTAL MARKET OB/XF VALUE	2,774
TOTAL LAND VALUE - MARKET	65,000
TOTAL MARKET VALUE	296,200
SOH/AGL Deduction	20,350
ASSESSED VALUE	275,850
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	275,850
TOTAL JUST VALUE	296,200
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	286,459

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B15789	NEW CONSTR	134,076	01/18/2006
E16038	ELEC OTHER	1,500	10/01/2005
M10512	MECH OTHER	0	10/01/2005
P09827	OTHER	0	08/01/2005
R08045	REPAIR/RRF	2,000	08/01/2005

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2121/1306	5/11/2017	CT	U	I	18	152,200
GRANTOR: CLERK OF COURT						
GRANTEE: AH4R PROPERTIES LLC						
1665/1268	3/01/2010	WD	U	I	12	163,500
GRANTOR: GOSSETT SEAN						
GRANTEE: CALLAHAN JENEE D						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2005] W8 PTO=[YR=2005] N10 W13 S10 E13$ W27 S29
FGR=[YR=2005] S21 E20 N3 FOP=[YR=2005] E5 N6 W5 S6$ N18 W20$
E20 S12 E5 S6 R3 D3 E4 U3 R3 N47$ PTR=E15 FUS=[YR=2005]
E16 S32 W16 N32$ W15$.

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	0	0	0	635.00	SF	5.20	5.20	100	2005	2005	3	84	2,774	

LAND DESCRIPTION

TOTAL OB/XF 2,774

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	000134	C	RES POND	0	0003	PUD	0.00	0.00	1.00	LT		1.00	1.00	1.00	65,000.00	65,000.00	65,000							

REVIEW DATE 05/14/2021 BY NWX Total Acres: 0.00 Total Land Value: 65,000 Market: 0 Agricultural: 0 Common: 65,000 PRINTED 07/30/2025 BY SYS