

FOSTER JONATHAN P & MARGARET S
123 BITTER NUT ROAD
FERNANDINA BEACH, FL 32034

01-6N-29-0300-0035-0000



BUILDING CHARACTERISTICS

ELEMENTCDCONSTRUCTION

Exterior Wall

Roof Structur

Roof Cover

Interior Wall

Interior Floo

Interior Floo

Air Condition

Heating Type

Bedrooms

Bathrooms

Frame

Stories Units

BUD8 Adjustme

Occupancy

Quality

DOR CODE

MAP NUM

NEIGHBORHOOD/LOC

TOTAL GROSS AREA

PCT OF BASE

YEAR

TOT ADJ AREA

SUBAREA MARKET VALUE

01000100000204010005000607080910111213141516171819202122232425262728293031323334353637383940414243444546474849505152535455565758596061626364656667686970717273747576777879808182838485868788899091929394959697989900

CEDAR 100
GABLE/HIP 100
COMP SHNGL 100
DRYWALL 100
CARPET 70
CLAY TILE 30
CENTRAL 100
AIR DUCTED 100
3 100
3 100
WOOD FRAME 100
1. 1. 100
0 100
DIST 1A 100
NONE 100
Quality Level 04
SINGLE FAMILY
MKT AREA 10
10001.00
BAS 1993
FGR 1993
FOP 1993
FST 1993
PTO 2001
TOTALS 3,8952,772410,292

123 BITTER NUT RD, FERNANDINA BEACH

BLD DATE
XF DATE
INC DATE

LGL DATE
LAND DATE
AG DATE

03/14/2024MLU

EXTRA FEATURES

L NOB/XF CODEDESCRIPTIONBLDCAPLWUNITSUTAdj RADJ UNIT PRICEORIG CONDDYEAREACTUALQ% CONDOB/XF MKT VALUENOTES

10812CONCRETE C0100001,574.00SF4.004.00100199319933644,029

20850PEBBLE WLK010000656.00SF3.503.5010019831983338872

30910SCRN RM L01002813364.00SF15.0015.00100200120013201,092

LAND DESCRIPTION

L NUSE CODECLS LAND USE DESCRIPTIONCAPRDLOC ZONEFRONTDEPTHTOT LND UTSNIT TYPEDTDPHFAC% CONDDTOT ADJUNIT PRICETOT ADJUNIT PRICELAND VALUEOTHER ADJUSTMENTS AND NOTESYEARDENSITYDECLFRZYRCONSRV

1000100CRES100RSF-10.000.001.00LT1.001.001.10500,000.00550,000.00550,000

REVIEW DATE05/12/2019BYKBA

Total Acres: 0.00Total Land Value: 550,000Market: 0Agricultural: 0Common: 550,000

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MARKET ADJUSTMENTS

TYPEMDLEFF. AREA TOT ADJ PTS EFF. BASE RATE REPL. COST NEW AYB EYB ECON FNCT NORM % COND

0500012,772117.8352186.18516,091198319830020.5079.50

1 SFR CUST - 100% - 2023Heated Area: 2336HX Base Yr 2023

NASSAU COUNTY PROPERTY

VALUATION SUMMARY

VALUATION BYSTANDARD

Tax Group: 5Tax Dist:

BUILDING MARKET VALUE410,292

TOTAL MARKET OB/XF VALUE5,993

TOTAL LAND VALUE - MARKET550,000

TOTAL MARKET VALUE966,285

SOH/AGL Deduction37,743

ASSESSED VALUE928,542

TOTAL EXEMPTION VALUEHX HB50,722

BASE TAXABLE VALUE877,820

TOTAL JUST VALUE966,285

NCON VALUE0

INCOME VALUE

PREVIOUS YEAR MKT VALUE948,149

SALES DATA

OFF RECORD NumberDATETYPE INSTQUANTITYVALUEINSTCDRSN CD SALE PRICE

2557/08074/19/2022WDQI011,059,000

GRANTOR: COCHRAN WILLIAM D & H

GRANTEE: FOSTER JONATHAN P &

2410/152711/20/2020WDUI11100

GRANTOR: MIZICHKO ANNE L/E ET

GRANTEE: COCHRAN WILLIAM D &

BUILDING NOTES

BUILDING DIMENSIONS

PTO=[YR=2001] W4 N7 W7 N5 W42 S2 BAS=[YR=1993] W22 S54 E17
FOP=[YR=1993] E5 N12 W5 S12 \$ N12 E5 N5 E28 S13
FGR=[YR=1993] W2 S26 E24 N26 W3 FST=[YR=1993] N3 W6 S3 E6 \$
W19 \$ E9 N13 E4 N3 E12 N16 FOP=[YR=2001] N4 W12 S4 E12 \$ W12
N4 W13 FOP=[YR=2001] W11 S4 E11 N4 \$ S4 W11 N4 W17 N14 \$ S14
E53 N4 \$.