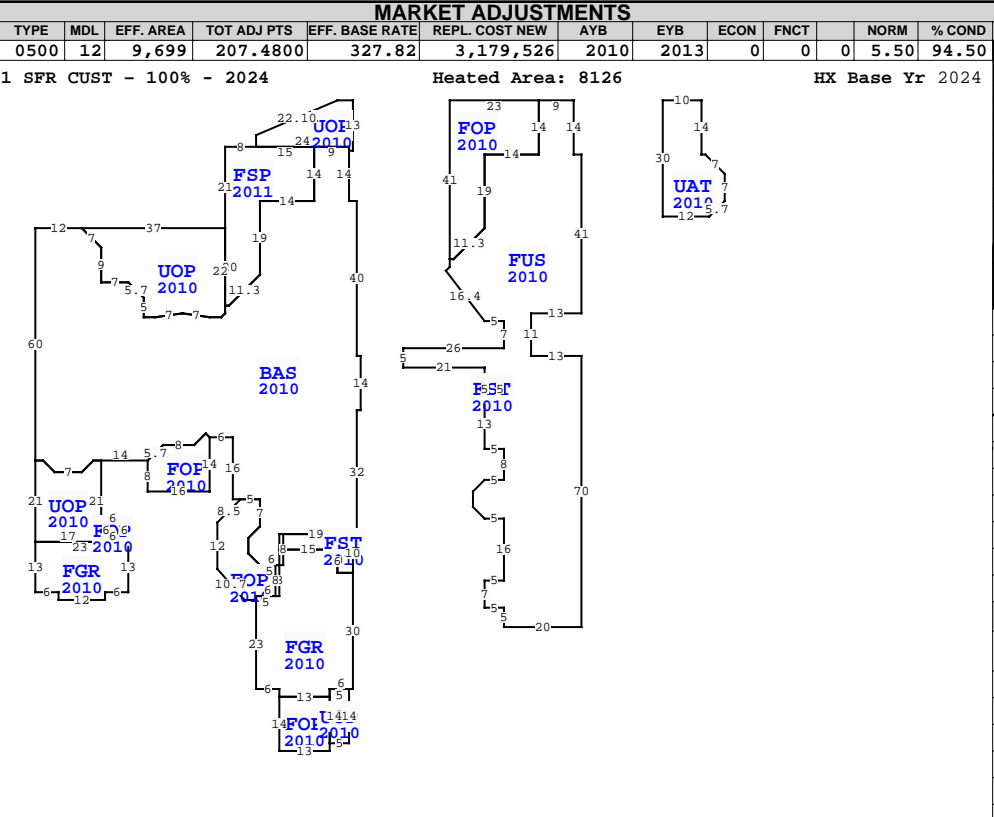


BUILDING CHARACTERISTICS		CONSTRUCTION	
ELEMENT	CD		
Exterior Wall	17	CB STUCCO	100
Roof Structur	08	IRREGULAR	100
Roof Cover	11	SLATE	100
Interior Wall	05	DRYWALL	100
Interior Floo	12	HARDWOOD	60
Interior Floo	14	CARPET	40
Air Condition	03	CENTRAL	100
Heating Type	04	AIR DUCTED	100
Bedrooms		6	100
Bathrooms		7.5	100
Frame	02	WOOD FRAME	100
Stories	2.	2.	100
Units		0	100



Quality	04	Quality Level 04
DOR CODE	0100	SINGLE FAMILY
MAP NUM		MKT AREA 10
NEIGHBORHOOD/LOC	10007.00	
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE
BAS	5,042	100
FGR	336	55
FGR	838	55
FOP	36	30
FOP	182	30
FOP	191	30
FOP	258	30
FOP	533	30
FSP	533	40
FST	20	55
TOTALS	12,783	9,699

** This building has 17 Sub-Areas
9 SOUND POINT CT, FERNANDINA BEACH

BLD DATE		LGL DATE	
XF DATE		LAND DATE	04/08/2024
INC DATE		AG DATE	MLU

NASSAU COUNTY PROPERTY		PAGE 1 of 1	
VALUATION SUMMARY			
VALUATION BY	STANDARD		
Tax Group: 5	Tax Dist:		
BUILDING MARKET VALUE	3,004,652		
TOTAL MARKET OB/XF VALUE	139,901		
TOTAL LAND VALUE - MARKET	1,050,000		
TOTAL MARKET VALUE	4,194,553		
SOH/AGL Deduction	12,050		
ASSESSED VALUE	4,182,503		
TOTAL EXEMPTION VALUE	HX HB 50,722		
BASE TAXABLE VALUE	4,131,781		
TOTAL JUST VALUE	4,194,553		
NCON VALUE	0		
INCOME VALUE			
PREVIOUS YEAR MKT VALUE	4,064,629		

PERMIT NUM	DESCRIPTION	AMT	ISSUED
C21338	CO ISSUED	0	03/08/2010
E21766	ELEC OTHER	1,500	04/01/2009
M14270	MECH OTHER	0	12/01/2008
P13317	OTHER	0	07/01/2008
E20752	ELEC OTHER	1,500	05/01/2008
B21338	NEW CONSTR	719,598	04/01/2008

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2641/1038	5/19/2023	WD	Q	I	01	4,450,000
GRANTOR: LAGASSE FELIX G						
GRANTEE: THIAVILLE CHARLES M						
2562/0691	5/11/2022	WD	Q	I	01	3,250,000
GRANTOR: HANKINS THOMAS E & EL						
GRANTEE: LAGASSE FELIX G						

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	2010	2010	3	93	1,860
2	0504	FP-ELECTRI	0	100	0	0	1.00	UT	2,000.00	2,000.00	100	2010	2010	3	93	1,860
3	0504	FP-ELECTRI	0	100	0	0	1.00	UT	2,000.00	2,000.00	100	2010	2010	3	93	1,860
4	0409	ELEVATOR R	0	100	0	0	1.00	UT	10,200.00	10,200.00	100	2010	2010	3	100	10,200
5	1202	WINE VLT E	0	100	0	0	1.00	UT	8,500.00	8,500.00	100	2010	2010	3	97	8,245
6	0861	POOL GUNIT	0	100	0	0	1,394.00	SF	85.00	85.00	100	2010	2010	3	56	66,354
7	0877	JACUZZI	0	100	0	0	1.00	UT	1,000.00	1,000.00	100	2010	2010	3	40	400
8	0600	SUMMER KIT	0	100	0	0	2.00	UT	15,000.00	15,000.00	100	2010	2010	3	40	12,000
9	1075	TRELLIS G	0	100	12	20	240.00	SF	35.00	35.00	100	2010	2010	3	56	4,704
10	0855	CONC PAVER	0	100	0	0	3,602.00	SF	10.00	10.00	100	2010	2010	3	90	32,418
TOTAL OB/XF															139,901	

LAND DESCRIPTION		TOTAL OB/XF																						
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPTH FACT	% COND	TOT ADJ	UNIT PRICE	ADJ UNIT PRICE	LAND VALUE	OTHER ADJUSTMENTS AND NOTES	YEAR	DENSITY	DECL	FRZ	YR	CONSRV
1	000116	C	RES MARSH	100		PUD	0.00	0.00	1.00	LT		1.00	1.00	1.00	1,000,000.00	1,000,000.00	1,000,000							
2	000116	C	RES MARSH	100	0003	PUD	0.00	0.00	1.00	LT		1.00	1.00	1.00	50,000.00	50,000.00	50,000							