

FERRY DOUGLAS W & PATRICIA E
8633 NOYAK COURT
FERNANDINA BEACH, FL 32034-8122

12-2N-27-1460-0003-0000

BUILDING CHARACTERISTICS										MARKET ADJUSTMENTS										NASSAU COUNTY PROPERTY									
CONSTRUCTION										VALUATION SUMMARY										PAGE 1 of 1									
ELEMENT CD										TYPE MDL EFF. AREA TOT ADJ PTS EFF. BASE RATE REPL. COST NEW AYB EYB ECON FNCT										NORM % COND									
Exterior Wall 16 WD FR STUC 100										0900 01 3,265 113.2152 149.44 487,922 2001 2006 0 0 9.00 91.00										VALUATION BY STANDARD									
Roof Structur 08 IRREGULAR 100										1 SNGL FAM - 100% - 2008 Heated Area: 2826 HX Base Yr 2008										Tax Group: 4 Tax Dist:									
Roof Cover 03 COMP SHNGL 100																				BUILDING MARKET VALUE 444,009									
Interior Wall 05 DRYWALL 100																				TOTAL MARKET OB/XF VALUE 23,502									
Interior Floo 14 CARPET 60																				TOTAL LAND VALUE - MARKET 127,500									
Interior Floo 11 CLAY TILE 40																				TOTAL MARKET VALUE 595,011									
Air Condition 03 CENTRAL 100																				SOH/AGL Deduction 246,903									
Heating Type 04 AIR DUCTED 100																				ASSESSED VALUE 348,108									
Bedrooms 5 100																				TOTAL EXEMPTION VALUE HX HB 50,722									
Bathrooms 4 100																				BASE TAXABLE VALUE 297,386									
Frame 02 WOOD FRAME 100																				TOTAL JUST VALUE 595,011									
Stories 1.5 1.5 100																				NCON VALUE 0									
Units 0 100																				INCOME VALUE									
Occupancy 00 NONE 100																				PREVIOUS YEAR MKT VALUE 574,653									
Quality 04 Quality Level 04																				PERMIT NUM DESCRIPTION AMT ISSUED									
DOR CODE 0100 SINGLE FAMILY																				20002078 REPAIR/RRF 16,785 03/19/2020									
MAP NUM MKT AREA 04																				B1327155 ADDITION 92,963 05/01/2013									
NEIGHBORHOOD/LOC 4043.00																				B24485 XFOB 7,300 03/01/2011									
AREA TYPE TOTAL GROSS AREA PCT OF BASE YEAR TOT ADJ AREA SUBAREA MARKET VALUE																				R10553 REPAIR/RRF 300 07/01/2007									
BAS 2,093 100 2001 2,093 284,628																				B19795 ADDITION 12,500 04/01/2007									
FEP 120 80 2007 96 13,055																													
FGR 462 55 2001 254 34,542																													
FOP 42 30 2001 13 1,768																													
FOP 252 30 2001 76 10,335																													
FUS 288 100 2001 288 39,165																													
FUS 445 100 2013 445 60,516																													
TOTALS 3,702 3,265 444,009																													
EXTRA FEATURES										8633 NOYAK CT, FERNANDINA BEACH																			
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										BLD DATE 03/29/2023 NW LGL DATE																			
										XF DATE 09/12/2007 RK LAND DATE																			
										INC DATE										AG DATE									
1 0500 FP-PRE FAB 0 100 0 0 1.00 UT 3,500.00 3,500.00 100 2001 2001 3 84 2,940																													
2 0811 CONCRETE B 0 100 0 0 868.00 SF 5.20 5.20 100 2001 2001 3 79 3,566																													
3 0877 JACUZZI 0 100 0 0 1.00 UT 1,000.00 1,000.00 100 2001 2001 3 20 200																													
4 0861 POOL GUNIT 0 100 0 0 392.00 SF 85.00 85.00 100 2001 2001 3 25 8,330																													
5 0845 KOOL DECK 0 100 0 0 741.00 SF 7.25 7.25 100 2001 2001 3 79 4,244																													
6 0350 CARPORT WD 0 100 10 12 120.00 SF 13.00 13.00 100 2007 2007 3 27 421																													
7 0910 SCRNM RM L 0 100 0 0 1,267.00 SF 15.00 15.00 100 2001 2001 3 20 3,801																													
LAND DESCRIPTION										TOTAL OB/XF 23,502																			
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 000135 C RES NATURAL 100 PUD 0.00 0.00 1.00 LT 1.00 1.00 1.00 127,500.00 127,500.00 127,500																													
REVIEW DATE 05/26/2020 BY NWX Total Acres: 0.00 Total Land Value: 127,500 Market: 0 Agricultural: 0 Common: 127,500 PRINTED 07/30/2025 BY SYS																													