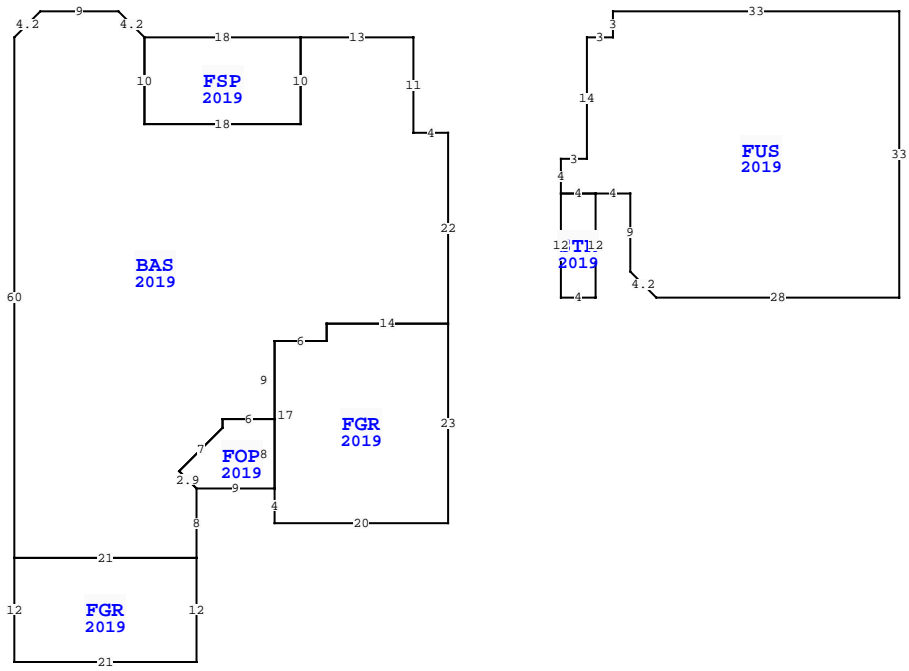


BUILDING CHARACTERISTICS		CONSTRUCTION	
ELEMENT	CD		
Exterior Wall	16	WD FR STUC	100
Roof Structur	08	IRREGULAR	100
Roof Cover	03	COMP SHNGL	100
Interior Wall	05	DRYWALL	100
Interior Floo	11	CLAY TILE	50
Interior Floo	14	CARPET	50
Air Condition	03	CENTRAL	100
Heating Type	04	AIR DUCTED	100
Bedrooms		4	100
Bathrooms		3.5	100
Frame	02	WOOD FRAME	100
Stories	2.	2.	100
Units		0	100
Occupancy	00	NONE	100
Quality	03	Quality Level	03
DOR CODE	0100	SINGLE FAMILY	
MAP NUM		MKT AREA	04
NEIGHBORHOOD/LOC	4042.00		
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR
BAS	2,144	100	2019
FGR	252	55	2019
FGR	448	55	2019
FOP	69	30	2019
FSP	180	40	2019
FUS	1,127	100	2019
STR	48	10	2019
TOTALS	4,268		

MARKET ADJUSTMENTS											
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
0900	01	3,754	104.8500	138.40	519,554	2019	2019	0	0	2.50	97.50
1 SNGL FAM - 100% - 2024 Heated Area: 3271 HX Base Yr 2024											



NASSAU COUNTY PROPERTY		PAGE 1 of 1	4
VALUATION SUMMARY			
VALUATION BY			STANDARD
Tax Group: 4	Tax Dist:		
BUILDING MARKET VALUE			506,565
TOTAL MARKET OB/XF VALUE			60,153
TOTAL LAND VALUE - MARKET			120,000
TOTAL MARKET VALUE			686,718
SOH/AGL Deduction			25,668
ASSESSED VALUE			661,050
TOTAL EXEMPTION VALUE	HX HB	50,722	
BASE TAXABLE VALUE			610,328
TOTAL JUST VALUE			686,718
NCON VALUE			0
INCOME VALUE			
PREVIOUS YEAR MKT VALUE			642,420

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B2100536	SCRN ENCLSR	4,680	01/20/2021
B2012290	SWIM POOL	57,375	12/10/2020
C1900201	CO ISSUED	0	08/02/2019
B1900201	NEW CONSTR	434,269	02/01/2019

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2684/1768	4/26/2023	QC	U	I	11	100
GRANTOR: CALVO FAMILY LLC						
GRANTEE: CALVO SALVATORE F						
2327/1175	12/24/2019	QC	U	I	11	100
GRANTOR: CALVO SALVATORE & CAR						
GRANTEE: CALVO FAMILY LLC						

EXTRA FEATURES															95101 BUCKEYE 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
1	0855	CONC PAVER	0	100	0	0	1,392.00	SF	10.00	10.00	100	2019	2019	3	97	13,502	
2	0500	FP-PRE FAB	0	100	0	0	1.00	UT	3,500.00	3,500.00	100	2019	2019	3	98	3,430	
3	0911	SCRN RM A	0	100	0	0	723.00	SF	17.50	17.50	100	2021	2021	3	90	11,387	
4	0861	POOL GUNIT	0	100	0	0	290.00	SF	85.00	85.00	100	2021	2021	3	93	22,925	
5	0855	CONC PAVER	0	100	0	0	433.00	SF	10.00	10.00	100	2021	2021	3	99	4,287	
6	0871	POOL HTR R	0	100	0	0	1.00	UT	2,000.00	2,000.00	100	2021	2021	3	90	1,800	
7	0855	CONC PAVER	0	100	95	3	285.00	SF	10.00	10.00	100	2021	2021	3	99	2,822	
TOTAL OB/XF 60,153																	

BUILDING NOTES			

BUILDING DIMENSIONS											
BAS=[YR=2019] W13 FSP=[YR=2019] W18 S10 E18 N10\$ S10 W18 N10 U3 L3 W9 D3 L3 S60 FGR=[YR=2019] S12 E21 N12 W21\$ E21 N8 FOP=[YR=2019] E9 FGR=[YR=2019] S4 E20 N23 W14 S2 W6 S17\$ N8 W6 S1 L5 D5 D2 R2 \$ U2 L2 U5 R5 N1 E6 N9 E6 N2 E14 N22 W4 N11\$ PTR= E20 FUS=[YR=2019] E3 N3 E33 S33 W28 U3 L3 N9 W4 STR=[YR=2019] S12 W4 N12 E4\$ W4 N4 E3 N14\$ W20\$.											

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	DPH FACT	% COND	TOT ADJ	UNIT PRICE	ADJ UNIT PRICE	LAND VALUE	OTHER ADJUSTMENTS AND NOTES	YEAR	DENSITY	DECL	FRZ	YR	CONSRV
1	000140	C	RES GOLF	100		PUD	0.00	0.00	1.00	LT		1.00	1.00	0.60	200,000.00	120,000.00	120,000							