

BUILDING CHARACTERISTICS		CONSTRUCTION	
ELEMENT	CD		
Exterior Wall	16	WD FR STUC	100
Roof Structur	03	GABLE/HIP	100
Roof Cover	03	COMP SHNGL	100
Interior Wall	05	DRYWALL	100
Interior Floor	11	CLAY TILE	70
Interior Floor	14	CARPET	30
Air Condition	03	CENTRAL	100
Heating Type	04	AIR DUCTED	100
Bedrooms		4	100
Bathrooms		3	100
Frame	02	WOOD FRAME	100
Stories		1.	1. 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	2,898	100	2007
FGR	587	55	2007
FOP	132	30	2007
FOP	412	30	2007
FST	20	55	2007
TOTALS	4,049		

MARKET ADJUSTMENTS											
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
0900	01	3,396	107.7320	142.21	482,945	2007	2007	0	0	8.50	91.50

1 SNGL FAM - 100% - 2014 Heated Area: 2898 HX Base Yr 2014

NASSAU COUNTY PROPERTY		PAGE 1 of 1	4
VALUATION SUMMARY			
VALUATION BY	Tax Group: 4	Tax Dist:	STANDARD
BUILDING MARKET VALUE			441,895
TOTAL MARKET OB/XF VALUE			9,365
TOTAL LAND VALUE - MARKET			120,000
TOTAL MARKET VALUE			571,260
SOH/AGL Deduction			244,098
ASSESSED VALUE			327,162
TOTAL EXEMPTION VALUE	HX HB		50,722
BASE TAXABLE VALUE			276,440
TOTAL JUST VALUE			571,260
NCON VALUE			0
INCOME VALUE			
PREVIOUS YEAR MKT VALUE			529,283

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B1801269	SCRN ENCLRSRE	5,051	02/01/2018
R1707233	REPAIR/RRF	900	11/01/2017
E19869	ELEC OTHER	2,000	08/01/2007
M13177	MECH OTHER	0	08/01/2007
P12532	OTHER	0	07/01/2007
C20146	CO ISSUED	0	06/01/2007

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1541/1412	12/20/2007	WD Q	Q	I		395,100

GRANTOR: MORRISON HOMES INC  
GRANTEE: EGGLESTON ANGELA M  
1285/0221 1/03/2005 WD U V 19 2,720,000  
GRANTOR: AMELIA NATIONAL ENTER  
GRANTEE: MORRISON HOMES INC

EXTRA FEATURES											
L N	OB/XF CODE	DESCRIPTION	BLD CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE	ORIG COND	YEAR ON
1	0500	FP-PRE FAB	0	100	0	1.00	UT	3,500.00	3,500.00	100	2007
2	0812	CONCRETE C	0	100	0	1,423.00	SF	4.00	4.00	100	2007
3	0462	ST/AL FNC	0	100	60	240.00	SF	10.00	10.00	100	2007
4	0463	FENCE GATE	0	100	0	1.00	UT	300.00	300.00	100	2007

TOTAL OB/XF											
L N	OB/XF CODE	DESCRIPTION	BLD CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE	ORIG COND	YEAR ON
1	0500	FP-PRE FAB	0	100	0	1.00	UT	3,500.00	3,500.00	100	2007
2	0812	CONCRETE C	0	100	0	1,423.00	SF	4.00	4.00	100	2007
3	0462	ST/AL FNC	0	100	60	240.00	SF	10.00	10.00	100	2007
4	0463	FENCE GATE	0	100	0	1.00	UT	300.00	300.00	100	2007

BUILDING NOTES											
95075 BUCKEYE CT, FERNANDINA BEACH											

BUILDING DIMENSIONS											
FOP=[YR=2007] W24 BAS=[YR=2007] W32 S60 D4 R4 E7 FOP=[YR=2007] S3 E16 FGR=[YR=2007] S11 E10 S1 E19 N18 FST=[YR=2007] N5 W4 S5 E4 \$ W4 N3 W25 S9 \$ N9 W14 S6 W2 \$ E2 N6 E39 N2 E4 N35 W14 N6 U4 L4 W6 N11 \$ S11 E6 D4 R4 S6 E14 N21 \$.											

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							