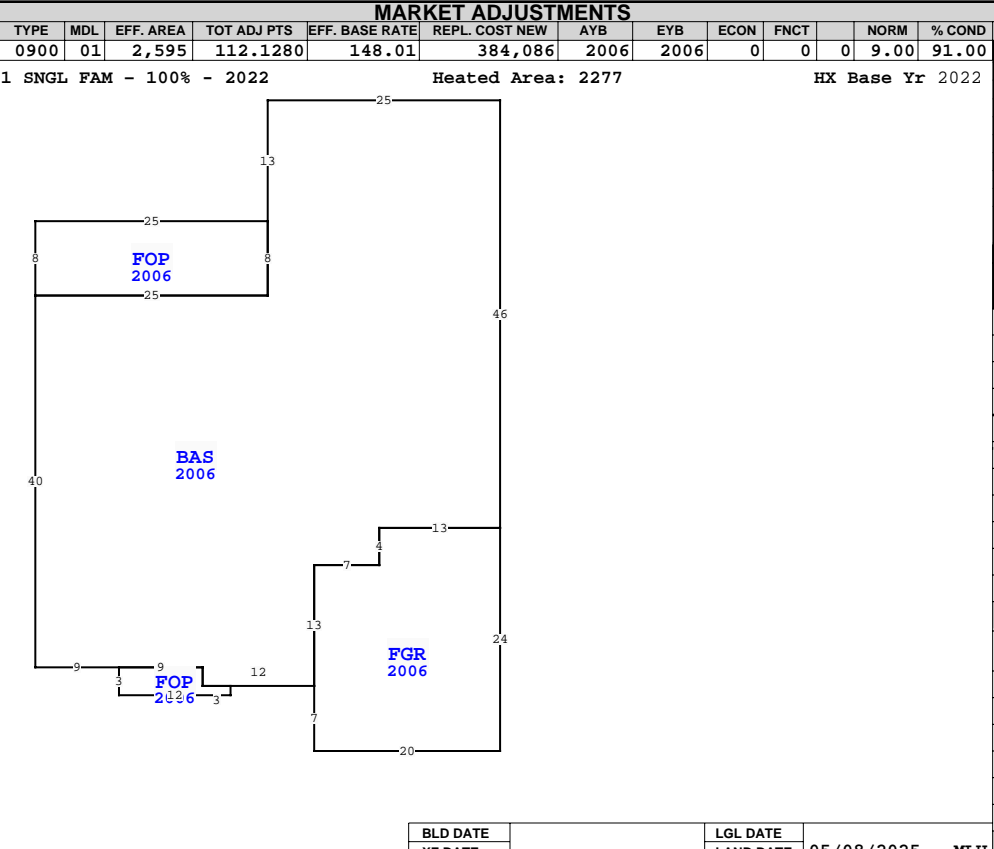


ELEMENT		CD	CONSTRUCTION		
Exterior Wall	16	WD FR STUC	90		
Exterior Wall	21	STONE	10		
Roof Structure	08	IRREGULAR	100		
Roof Cover	03	COMP SHNGL	100		
Interior Wall	05	DRYWALL	100		
Interior Floor	14	CARPET	70		
Interior Floor	15	HARDTILE	30		
Air Condition	03	CENTRAL	100		
Heating Type	04	AIR DUCTED	100		
Bedrooms			3 100		
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	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	2,277	100	2006	2,277	306,687
FGR	452	55	2006	249	33,537
FOP	30	30	2006	9	1,212
FOP	200	30	2006	60	8,082
TOTALS	2,959			2,595	349,518



NASSAU COUNTY PROPERTY PAGE 1 of 1

VALUATION SUMMARY		STANDARD
VALUATION BY		STANDARD
Tax Group: 4	Tax Dist:	
BUILDING MARKET VALUE		349,518
TOTAL MARKET OB/XF VALUE		3,762
TOTAL LAND VALUE - MARKET		120,000
TOTAL MARKET VALUE		473,280
SOH/AGL Deduction		35,912
ASSESSED VALUE		437,368
TOTAL EXEMPTION VALUE	HX HB	50,722
BASE TAXABLE VALUE		386,646
TOTAL JUST VALUE		473,280
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		435,605

PERMIT NUM	DESCRIPTION	AMT	ISSUED
M11152	MECH OTHER	0	03/01/2006
E16778	ELEC OTHER	2,250	02/01/2006
P10567	OTHER	0	01/01/2006
C16747	CO ISSUED	300,000	12/01/2005
R08658	REPAIR/RRF	5,000	12/01/2005
B16747	NEW CONSTR	300,000	12/01/2005

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2476/0727	7/02/2021	WD	Q	I	02	404,000

GRANTOR: WILSON JEAN ELLEN
GRANTEE: GRAY SHAWN R & MEGA
2003/1820 9/16/2015 SW U V 11 100
GRANTOR: AMELIA NATIONAL ENTER
GRANTEE: WEEKLEY HOMES LP

95065 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	0810	CONCRETE A	0	100	37	16	SF	6.50	6.50	100	2006	2006	3	86	3,309	
2	0810	CONCRETE A	0	100	27	3	SF	6.50	6.50	100	2006	2006	3	86	453	

BUILDING NOTES

BUILDING DIMENSIONS
BAS=[YR=2006] W25 S13 FOP=[YR=2006] W25 S8 E25 N8\$ S8 W25 S40 E9 FOP=[YR=2006] S3 E12 N1 W3 N2 W9\$ E9 S2 E12 FGR=[YR=2006] S7 E20 N24 W13 S4W7 S13\$ N13 E7N4E13 N46\$.

LAND DESCRIPTION		TOTAL OB/XF														3,762								
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	000135	C	RES NATURAL	100		PUD	0.00	0.00	1.00	LT		1.00	1.00	0.60	200,000.00	120,000.00	120,000							