

LOT 57
IN OR 1821/1102
ESMT OR 1769/566

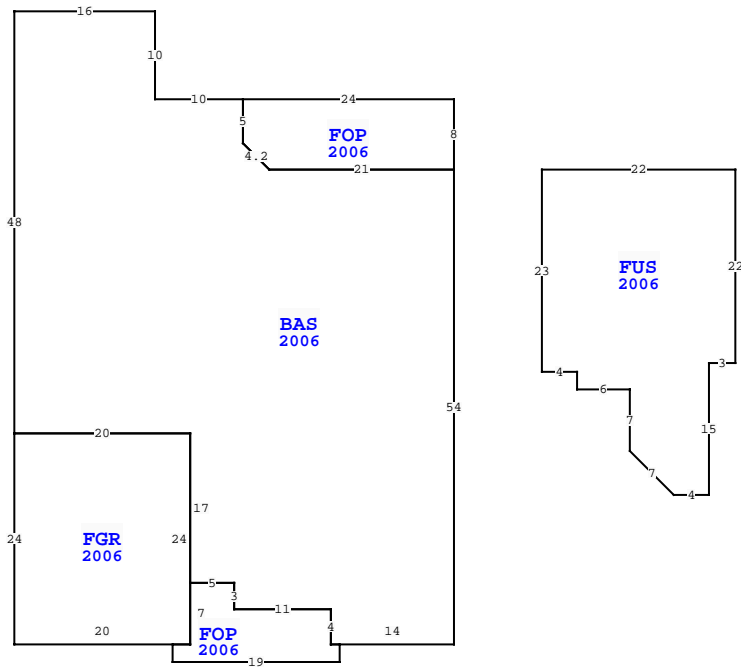
BRANDT WALTER J & JASMINE
95033 BUCKEYE CT
FERNANDINA BEACH, FL 32034

2025

26-2N-28-006A-0057-0000

BUILDING CHARACTERISTICS		CONSTRUCTION	
ELEMENT	CD		
Exterior Wall	16	WD FR STUC	90
Exterior Wall	20	FACE BRICK	10
Roof Structure	08	IRREGULAR	100
Roof Cover	03	COMP SHNGL	100
Interior Wall	05	DRYWALL	100
Interior Floor	15	HARDTILE	60
Interior Floor	14	CARPET	40
Air Condition	03	CENTRAL	100
Heating Type	04	AIR DUCTED	100
Bedrooms		3	100
Bathrooms		4	100
Frame	02	WOOD FRAME	100
Stories	1.5	1.5	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	2,514	100	2006
FGR	480	55	2006
FOP	117	30	2006
FOP	188	30	2006
FUS	629	100	2006
TOTALS	3,928		

MARKET ADJUSTMENTS											
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
0900	01	3,498	110.2160	145.49	508,924	2006	2006	0	0	9.45	90.55
1 SNGL FAM - 100% - 2014										Heated Area: 3143	
										HX Base Yr 2014	



NASSAU COUNTY PROPERTY		PAGE 1 of 1	4
VALUATION SUMMARY			
VALUATION BY		STANDARD	
Tax Group: 4	Tax Dist:		
BUILDING MARKET VALUE			460,831
TOTAL MARKET OB/XF VALUE			7,877
TOTAL LAND VALUE - MARKET			120,000
TOTAL MARKET VALUE			588,708
SOH/AGL Deduction			269,382
ASSESSED VALUE			319,326
TOTAL EXEMPTION VALUE	HX HB VX	55,722	
BASE TAXABLE VALUE			263,604
TOTAL JUST VALUE			588,708
NCON VALUE			0
INCOME VALUE			
PREVIOUS YEAR MKT VALUE			545,852

PERMIT NUM	DESCRIPTION	AMT	ISSUED
E16694	NEW CONSTR	1,950	02/01/2006
M10889	H/AC	0	01/01/2006
P10324	NEW CONSTR	0	11/01/2005
C16294	CO ISSUED	300,000	10/01/2005
R08380	REPAIR/RRF	7,000	10/01/2005
B16294	NEW CONSTR	300,000	10/01/2005

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2003/1820	9/16/2015	SW	U	V	11	100

GRANTOR: AMELIA NATIONAL ENTER
GRANTEE: WEEKLEY HOMES LP
1821/1102 10/17/2012 WD Q I 02 204,000
GRANTOR: FEDERAL HOME LOAN MOR
GRANTEE: BRANDT WALTER J & J

EXTRA FEATURES															BLD DATE		LGL DATE		
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	INC DATE	AG DATE	MLU
1	0500	FP-PRE FAB	0	100	0	1.00	UT	3,500.00	3,500.00	100	2006	2006	3	89	3,115				
2	0810	CONCRETE A	0	100	12	36.00	SF	6.50	6.50	100	2006	2006	3	86	201				
3	0810	CONCRETE A	0	100	51	16	816.00	SF	6.50	100	2006	2006	3	86	4,561				
TOTALS															95033 BUCKEYE CT, FERNANDINA BEACH		05/08/2025		MLU

BUILDING NOTES									
----------------	--	--	--	--	--	--	--	--	--

BUILDING DIMENSIONS									
FOP=[YR=2006] W24 BAS=[YR=2006] W10N10W16 S48 FGR=[YR=2006] S24E20N24W20S48 E20 S17FOP=[YR=2006] S7W2S2E19N2W1N4W11 N3W5S5S3E11S4E14N54W21 U3 L3 N5S S5 D3 R3 E21N8S PTR=S8E10 FUS=[YR=2006] E22S22W3S15W4 U5 L5 N7 W6 N2W4N23S W10N8S.									

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	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							