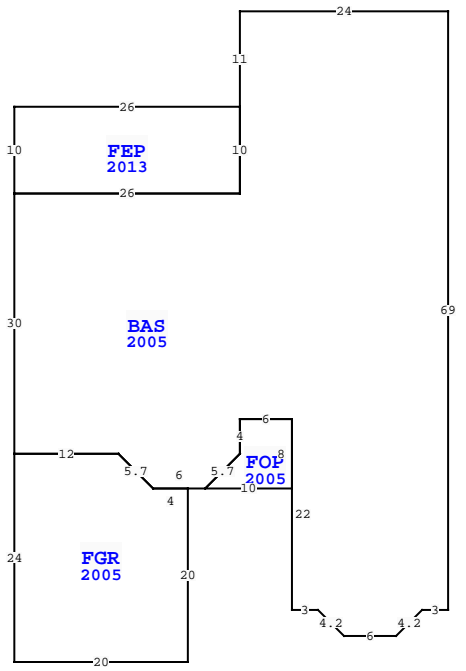


ELEMENT		CD		CONSTRUCTION	
Exterior Wall	16	WD FR STUC	100		
Roof Structur	08	IRREGULAR	100		
Roof Cover	03	COMP SHNGL	100		
Interior Wall	05	DRYWALL	100		
Interior Floor	14	CARPET	70		
Interior Floor	15	HARDTILE	30		
Air Condition	03	CENTRAL	100		
Heating Type	04	AIR DUCTED	100		
Bedrooms		3	100		
Bathrooms		2.5	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	2,371	100	2005	2,371	309,696
FEP	260	80	2013	208	27,169
FGR	456	55	2005	251	32,785
FOP	56	30	2005	17	2,221
TOTALS	3,143			2,847	371,872

MARKET ADJUSTMENTS											
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
0900	01	2,847	109.3440	144.33	410,908	2005	2005	0	0	9.50	90.50
1 SNGL FAM - 0% - 2024 Heated Area: 2371 HX Base Yr											



95011 BUCKEYE CT, FERNANDINA BEACH

BLD DATE		LGL DATE	
XF DATE		LAND DATE	05/08/2025
INC DATE		AG DATE	MLU

EXTRA FEATURES											
L N	OB/XF CODE	DESCRIPTION	BLD	CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE	ORIG COND
1	0500	FP-PRE FAB	0	0	0	0	1.00	UT	3,500.00	3,500.00	100
2	0810	CONCRETE A	0	0	40	3	120.00	SF	6.50	6.50	100
3	0810	CONCRETE A	0	0	43	16	688.00	SF	6.50	6.50	100

TOTAL OB/XF 7,491

LAND DESCRIPTION											
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T
1	000135	C	RES NATURAL	0		PUD	0.00	0.00	1.00	LT	1.00

TOT ADJ	UNIT PRICE	ADJ UNIT PRICE	LAND VALUE	OTHER ADJUSTMENTS AND NOTES	YEAR	DENSITY	DECL	FRZ	YR	CONSRV
0.60	200,000.00	120,000.00	120,000							

NASSAU COUNTY PROPERTY		PAGE 1 of 1	4
VALUATION SUMMARY			
VALUATION BY	Tax Group: 4	Tax Dist:	STANDARD
BUILDING MARKET VALUE			371,872
TOTAL MARKET OB/XF VALUE			7,491
TOTAL LAND VALUE - MARKET			120,000
TOTAL MARKET VALUE			499,363
SOH/AGL Deduction			0
ASSESSED VALUE			499,363
TOTAL EXEMPTION VALUE			0
BASE TAXABLE VALUE			499,363
TOTAL JUST VALUE			499,363
NCON VALUE			0
INCOME VALUE			
PREVIOUS YEAR MKT VALUE			460,738

PERMIT NUM	DESCRIPTION	AMT	ISSUED
M2006930	H/AC	3,000	08/01/2020
B1327967	REMODEL	16,000	11/01/2013
M10092	H/AC	0	08/01/2005
P0509609	NEW CONSTR	0	06/01/2005
C15061	CO ISSUED	250,000	04/01/2005
R07511	REPAIR/RRF	5,000	04/01/2005

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q / I	V / I	RSN CD	SALE PRICE
2643/310	5/25/2023	WD Q	Q	I	01	487,500
GRANTOR: GLICKMAN SANDRA & BRU						
GRANTEE: ELLSEY KIMBERLY A &						
2400/0638	10/13/2020	WD Q	Q	I	01	326,500
GRANTOR: FIN HOMES LLC						
GRANTEE: GLICKMAN SANDRA & B						

BUILDING NOTES											
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BUILDING DIMENSIONS											
BAS=[YR=2005] W24 S11 FEP=[YR=2013] W26 S10 E26 N10 \$ S10 W26 S30 FGR=[YR=2005] S24 E20 N20 W4 U4 L4 W12\$ E12 D4 R4 E6 FOP=[YR=2005] E10 N8 W6 S4 L4 D4 \$ U4 R4 N4 E6 S22 E3 D3 R3 E6 U3 R3 E3 N69 \$.											