

LOT 61
IN OR 2063/638
ESMT OR 1769/590

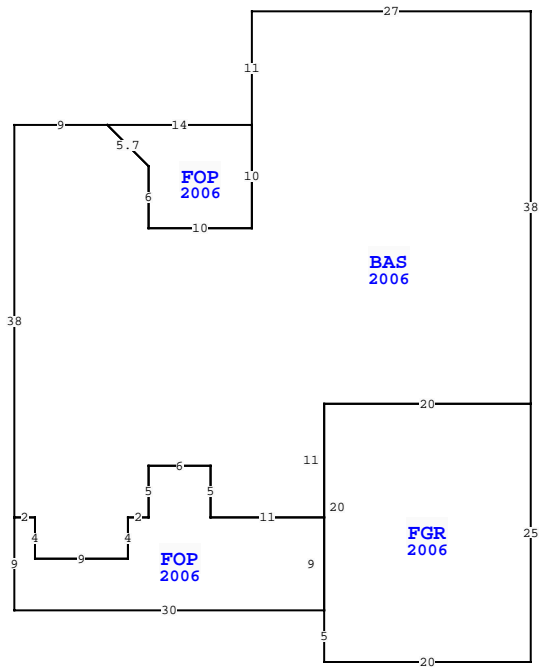
MEYER FAMILY TRUST/MEYER WILLIAM H TRUSTEE
4326 GREENSVIEW DRIVE
COLUMBUS, OH 43220

2025

26-2N-28-006A-0061-0000

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 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	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	1,875	100	2006
FGR	500	55	2006
FOP	108	30	2006
FOP	264	30	2006
TOTALS	2,747		

MARKET ADJUSTMENTS												
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND	
0900	01	2,261	111.6220	147.34	333,136	2006	2006	0	0	9.00	91.00	
1 SNGL FAM - 0% - 0 Heated Area: 1875 HX Base Yr												



NASSAU COUNTY PROPERTY		PAGE 1 of 1	4
VALUATION SUMMARY			
VALUATION BY	Tax Group: 4	Tax Dist:	STANDARD
BUILDING MARKET VALUE			303,154
TOTAL MARKET OB/XF VALUE			16,023
TOTAL LAND VALUE - MARKET			120,000
TOTAL MARKET VALUE			439,177
SOH/AGL Deduction			74,415
ASSESSED VALUE			364,762
TOTAL EXEMPTION VALUE			0
BASE TAXABLE VALUE			364,762
TOTAL JUST VALUE			439,177
NCON VALUE			0
INCOME VALUE			
PREVIOUS YEAR MKT VALUE			403,868

PERMIT NUM	DESCRIPTION	AMT	ISSUED
E17968	NEW CONSTR	2,000	08/01/2006
M11956	H/AC	0	08/01/2006
P11322	NEW CONSTR	0	07/01/2006
C17096	CO ISSUED	230,000	02/01/2006
R08895	REPAIR/RRF	5,000	02/01/2006
B17096	NEW CONSTR	230,000	02/01/2006

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2063/0638	7/15/2016	WD	U	I	11	100
GRANTOR: MEYER WILLIAM H & PAT						
GRANTEE: MEYER FAMILY TRUST						
1545/0592	1/08/2008	WD	U	I	21	240,000
GRANTOR: MORRISON HOMES INC						
GRANTEE: MEYER WILLIAM H & P						

EXTRA FEATURES												
L N	OB/XF CODE	DESCRIPTION	BLD CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE	ORIG COND	YEAR ON	YEAR ACTUAL
1	0500	FP-PRE FAB	0	0	0	1.00	UT	3,500.00	3,500.00	100	2006	2006
2	0810	CONCRETE A	0	0	140	16	SF	6.50	6.50	100	2006	2006
3	0810	CONCRETE A	0	0	23	3	SF	6.50	6.50	100	2006	2006

TOTAL OB/XF												
16,023												
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPH FACT
1	000135	C	RES NATURAL	0		PUD	0.00	0.00	1.00	LT		1.00

BUILDING NOTES												
95001 BUCKEYE CT, FERNANDINA BEACH												

BUILDING DIMENSIONS												
BAS=[YR=2006] W27 S11 FOP=[YR=2006] W14 D4 R4 S6E10N10\$ S10W10N6 U4 L4 W9 S38 FOP=[YR=2006] S9E30 FGR=[YR=2006] S5 E20N25W20S20\$N9W11N5W6S5W2 S4W9N4W2\$ E2S4E9N4E2N5E6S5E11 N11E20 N38\$.												

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