

BUILDING CHARACTERISTICS					
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 Floo	14 CARPET 70				
Interior Floo	11 CLAY TILE 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	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	2,558	100	2006	2,558	331,872
FGR	477	55	2006	262	33,991
FOP	64	30	2006	19	2,465
FOP	270	30	2006	81	10,509
TOTALS	3,369			2,920	378,837

MARKET ADJUSTMENTS											
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
0900	01	2,920	108.0060	142.57	416,304	2006	2006	0	0	9.00	91.00

1 SNGL FAM - 100% - 2023 Heated Area: 2558 HX Base Yr 2023

NASSAU COUNTY PROPERTY		PAGE 1 of 1
VALUATION SUMMARY		
VALUATION BY		STANDARD
Tax Group: 4	Tax Dist:	
BUILDING MARKET VALUE		378,837
TOTAL MARKET OB/XF VALUE		4,936
TOTAL LAND VALUE - MARKET		120,000
TOTAL MARKET VALUE		503,773
SOH/AGL Deduction		168,513
ASSESSED VALUE		335,260
TOTAL EXEMPTION VALUE	HX HB	50,722
BASE TAXABLE VALUE		284,538
TOTAL JUST VALUE		503,773
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		464,713

PERMIT NUM	DESCRIPTION	AMT	ISSUED
M10175	H/AC	0	08/01/2005
E15371	NEW CONSTR	2,000	07/01/2005
P0509615	NEW CONSTR	0	06/01/2005
C15126	CO ISSUED	240,000	04/01/2005
R07568	REPAIR/RRF	5,000	04/01/2005
B15126	NEW CONSTR	240,000	04/01/2005

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2583/0306	8/09/2022	WD	Q	I	01	520,000
GRANTOR: ESPIRITU SEAN C &						
GRANTEE: PATRICK JAMES N & D						
1438/1840	8/23/2006	WD	Q	I		370,000
GRANTOR: MORRISON HOMES INC						
GRANTEE: ESPIRITU SEAN C & T						

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	Q	% COND	OB/XF MKT VALUE	NOTES
1	0810	CONCRETE A	0	100	0	883.00	SF	6.50	6.50	100	2006	2006	3	86	4,936	

95020 BUCKEYE CT, FERNANDINA BEACH

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

BUILDING NOTES	

BUILDING DIMENSIONS	
BAS=[YR=2006] W28 S12 FOP=[YR=2006] W27 S9 R3 U3 E10 D3 R3 S6 E11N15\$ S15 W11 N6 L3 U3 W10 D3 L3 S38 E6 S1 E6 N1 E2 FOP=[YR=2006] S2 E11 N2 W3 N6 W7 S6 W1\$ E1 N6 E7 S6 E12 FGR=[YR=2006] S20 E21 N23 W19 S3 W2\$ E2 N3 E19 N56\$.	

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	000100	C	RES	100		PUD	0.00	0.00	1.00	LT		1.00	1.00	0.60	200,000.00	120,000.00	120,000							