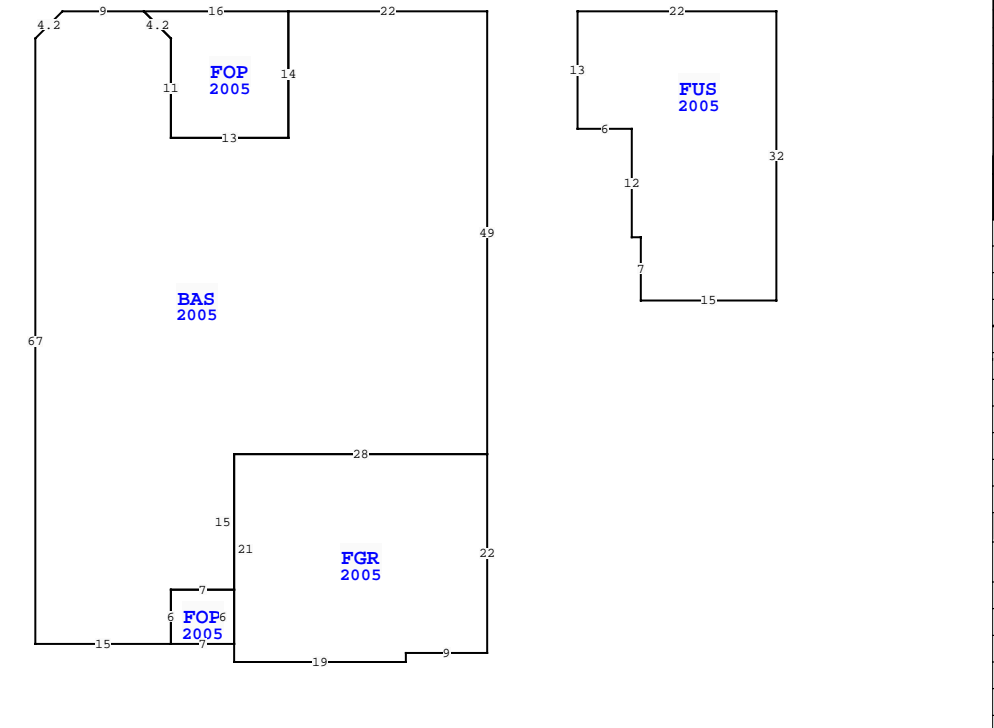


BUILDING CHARACTERISTICS	
ELEMENT	CD
Exterior Wall	16 WD FR STUC 80
Exterior Wall	21 STONE 20
Roof Structure	08 IRREGULAR 100
Roof Cover	03 COMP SHNGL 100
Interior Wall	05 DRYWALL 100
Interior Floor	14 CARPET 70
Interior Floor	15 HARDTILE 30
Air Condition	03 CENTRAL 100
Heating Type	04 AIR DUCTED 100
Bedrooms	4 100
Bathrooms	4 100
Frame	02 WOOD FRAME 100
Stories	2. 2. 100
Units	0 100
Occupancy	00 NONE 100

MARKET ADJUSTMENTS											
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
0900	01	3,680	105.0300	138.64	510,195	2005	2005	0	0	9.50	90.50



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
BAS	2,679	100
FGR	635	55
FOP	42	30
FOP	187	30
FUS	583	100
TOTALS	4,126	

EXTRA FEATURES		95030 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	0500	FP-PRE FAB	0	100	0	1.00	UT	3,500.00	3,500.00	100	2005	2005	3	88	3,080	
2	0810	CONCRETE A	0	100	0	1,060.00	SF	6.50	6.50	100	2005	2005	3	84	5,788	

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

NASSAU COUNTY PROPERTY		PAGE 1 of 1	4
VALUATION SUMMARY			
VALUATION BY		STANDARD	
Tax Group: 4		Tax Dist:	
BUILDING MARKET VALUE			461,726
TOTAL MARKET OB/XF VALUE			8,868
TOTAL LAND VALUE - MARKET			120,000
TOTAL MARKET VALUE			590,594
SOH/AGL Deduction			337,834
ASSESSED VALUE			252,760
TOTAL EXEMPTION VALUE	HX HB		50,722
BASE TAXABLE VALUE			202,038
TOTAL JUST VALUE			590,594
NCON VALUE			0
INCOME VALUE			
PREVIOUS YEAR MKT VALUE			547,704

PERMIT NUM	DESCRIPTION	AMT	ISSUED
M10088	H/AC	0	08/01/2005
E0515217	NEW CONSTR	0	06/01/2005
P0509452	NEW CONSTR	0	05/01/2005
C15064	CO ISSUED	280,000	04/01/2005
R07514	REPAIR/RRF	5,000	04/01/2005
B15064	NEW CONSTR	280,000	04/01/2005

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2103/1281	2/19/2017	QC	U	I	11	100

GRANTOR: JOINVILLE YVON & VICT						
GRANTEE: JOINVILLE YVON R &						
1404/1132	4/17/2006	WD	Q	I		473,400
GRANTOR: MORRISON HOMES INC						
GRANTEE: JOINVILLE YVON & VI						

BUILDING NOTES	
BUILDING DIMENSIONS	
BAS=[YR=2005] W22 FOP=[YR=2005] W16 D3 R3 S11 E13N14 \$ S14 W13 N11 L3 U3 W9 D3 L3 S67 E15 FOP=[YR=2005] E7 FGR=[YR=2005] S2 E19 N1E9 N22 W28 S21 \$ N6 W7 S6 \$ N6E7 N15 E28 N49 \$ PTR= E10 FUS=[YR=2005] E22 S32 W15 N7 W1 N12 W6 N13 \$ W10 \$.	

LAND DESCRIPTION		TOTAL OB/XF 8,868																						
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							