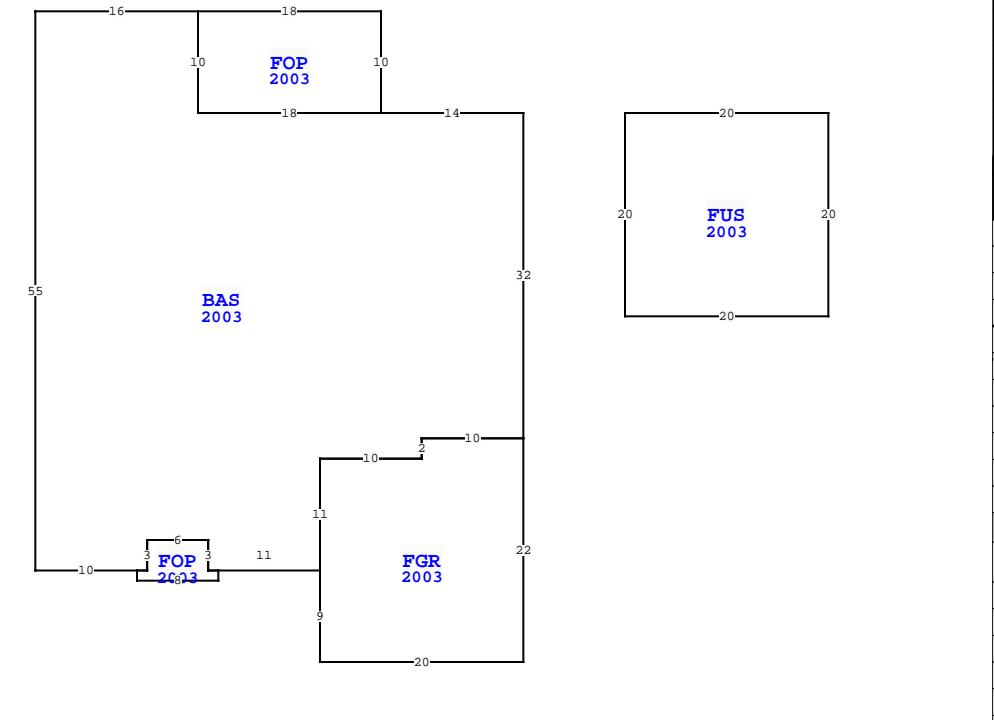




BUILDING CHARACTERISTICS	
ELEMENT	CD
Exterior Wall	30 VINYL 70
Exterior Wall	16 WD FR STUC 30
Roof Structure	03 GABLE/HIP 100
Roof Cover	03 COMP SHNGL 100
Interior Wall	05 DRYWALL 100
Interior Floor	14 CARPET 60
Interior Floor	11 CLAY TILE 40
Air Condition	03 CENTRAL 100
Heating Type	04 AIR DUCTED 100
Bedrooms	5 100
Bathrooms	3 100
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	2,755	108.5760	143.32	394,847	2003	2003	0	0	10.33	89.67

NASSAU COUNTY PROPERTY		PAGE 1 of 1	4
VALUATION SUMMARY			
VALUATION BY	STANDARD		
Tax Group: 4	Tax Dist:		
BUILDING MARKET VALUE			354,059
TOTAL MARKET OB/XF VALUE			3,505
TOTAL LAND VALUE - MARKET			85,000
TOTAL MARKET VALUE			442,564
SOH/AGL Deduction			17,925
ASSESSED VALUE			424,639
TOTAL EXEMPTION VALUE	HX HB		50,722
BASE TAXABLE VALUE			373,917
TOTAL JUST VALUE			442,564
NCON VALUE			0
INCOME VALUE			
PREVIOUS YEAR MKT VALUE			415,702



QUALITY	CD	QUALITY LEVEL			
03	03	Quality Level 03			
DOR CODE	0100	SINGLE FAMILY			
MAP NUM		MKT AREA 04			
NEIGHBORHOOD/LOC	4057.00				
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	2,062	100	2003	2,062	264,998
FGR	420	55	2003	231	29,687
FOP	26	30	2003	8	1,029
FOP	180	30	2003	54	6,940
FUS	400	100	2003	400	51,406
TOTALS	3,088			2,755	354,059

PERMIT NUM	DESCRIPTION	AMT	ISSUED
R1707904	REPAIR/RRF	10,000	12/01/2017
B0210539	NEW CONSTR	173,373	12/01/2002

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2329/0385	12/30/2019	WD Q	Q	I	01	256,000
GRANTOR: LUSARDI ROBERT J & DE						
GRANTEE: GIRCYS KESTUTIS & K						
1138/1093	5/20/2003	WD Q	Q	I		171,000
GRANTOR: KB HOME						
GRANTEE: LUSARDI ROBERT J &						

EXTRA FEATURES		96044 WATERWAY 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	0811	CONCRETE B	0	100	0	0			5.20	100	2003	2003	3	82	3,505	

BLD DATE		LGL DATE	
XF DATE		LAND DATE	
INC DATE		AG DATE	
		04/29/2025	MLU

BUILDING NOTES	

BUILDING DIMENSIONS	
BAS=[YR=2003] W14 FOP=[YR=2003] N10 W18 S10 E18\$ W18 N10 W16 S55 E10 FOP=[YR=2003] S1 E8 N1 W1 N3 W6 S3 W1\$ E1 N3 E6 S3 E11 FGR=[YR=2003] S9 E20 N22 W10 S2 W10 S11\$ N11 E10 N2 E10 N32\$ PTR=E10 FUS=[YR=2003] E20 S20 W20 N20\$ W10\$.	

LAND DESCRIPTION		TOTAL OB/XF 3,505																						
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	1.00	85,000.00	85,000.00	85,000							