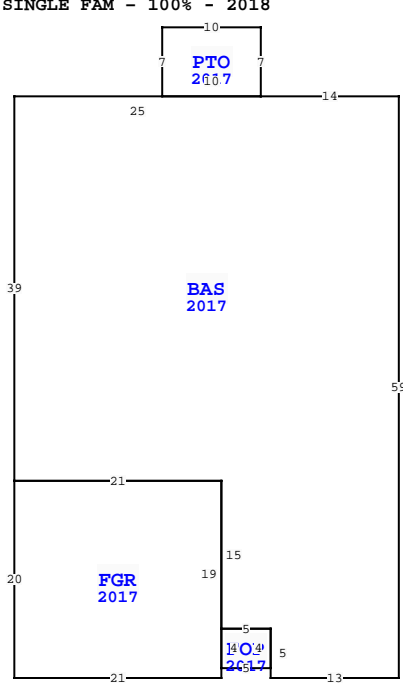




BUILDING CHARACTERISTICS		CONSTRUCTION	
ELEMENT	CD		
Exterior Wall	10	ABOVE AVG	100
Roof Structur	03	GABLE/HIP	100
Roof Cover	03	COMP SHNGL	100
Interior Wall	05	DRYWALL	100
Interior Floor	14	CARPET	60
Interior Floor	08	SHT VINYL	40
Air Condition	03	CENTRAL	100
Heating Type	04	AIR DUCTED	100
Bedrooms		4	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		4144.00	
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR
BAS	1,856	100	2017
FGR	420	55	2017
FOP	20	30	2017
PTO	70	5	2017
TOTALS	2,366		

MARKET ADJUSTMENTS											
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
1											
SINGLE FAM - 100% - 2018			Heated Area: 1856			HX Base Yr 2018					



NASSAU COUNTY PROPERTY		PAGE 1 of 1	4
VALUATION SUMMARY			
VALUATION BY		STANDARD	
Tax Group: 4		Tax Dist:	
BUILDING MARKET VALUE		217,282	
TOTAL MARKET OB/XF VALUE		3,070	
TOTAL LAND VALUE - MARKET		85,000	
TOTAL MARKET VALUE		305,352	
SOH/AGL Deduction		109,058	
ASSESSED VALUE		196,294	
TOTAL EXEMPTION VALUE	HX HB	50,722	
BASE TAXABLE VALUE		145,572	
TOTAL JUST VALUE		305,352	
NCON VALUE		0	
INCOME VALUE			
PREVIOUS YEAR MKT VALUE		295,951	

PERMIT NUM	DESCRIPTION	AMT	ISSUED
17003906	CO ISSUED	0	05/03/2017
1700622	NEW CONSTR	230,285	01/30/2017

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2562/0606	5/10/2022	LE U		I	11	100
GRANTOR: TOVAR FRANK E & DONNA						
GRANTEE: WILDER TIFFANY MARI						
2470/0678	6/08/2021	LE U		I	11	100
GRANTOR: TOVAR FRANK E & DONNA						
GRANTEE: TOVAR CHRISTOPHER 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	Q	% COND	OB/XF MKT VALUE	NOTES
1	0811	CONCRETE B	0	100	0	615.00	SF	5.20	5.20	100	2017	2017	3	96	3,070	

BUILDING NOTES	
95058 CHESWICK OAKS DR, FERNANDINA BEACH	

BUILDING DIMENSIONS	
BAS=[YR=2017] W14 PTO=[YR=2017] N7 W10 S7 E10\$ W25 S39	
FGR=[YR=2017] S20 E21 N1 FOP2 017= E5 N4 W5 S4\$ N19 W21\$ E21	
S15 E5 S5 E13 N59 \$.	

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	% 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							