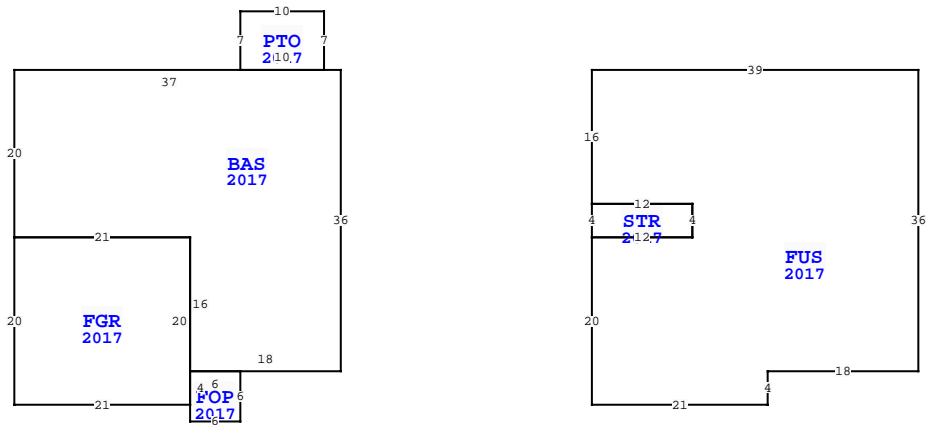




BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	10	ABOVE AVG 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 60
Interior Floo	08	SHT VINYL 40
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		5 100
Bathrooms		3 100
Frame	02	WOOD FRAME 100
Stories	2.	2. 100
Units		0 100
Occupancy	00	NONE 100
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
BAS	1,068	100
FGR	420	55
FOP	36	30
FUS	1,440	100
PTO	70	5
STR	48	10
TOTALS	3,082	

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% - 2025	
												Heated Area: 2508	
												HX Base Yr 2025	



NASSAU COUNTY PROPERTY		
VALUATION SUMMARY		PAGE 1 of 1
VALUATION BY	STANDARD	
Tax Group: 4	Tax Dist:	
BUILDING MARKET VALUE	280,041	
TOTAL MARKET OB/XF VALUE	2,850	
TOTAL LAND VALUE - MARKET	85,000	
TOTAL MARKET VALUE	367,891	
SOH/AGL Deduction	0	
ASSESSED VALUE	367,891	
TOTAL EXEMPTION VALUE	HX HB 50,722	
BASE TAXABLE VALUE	317,169	
TOTAL JUST VALUE	367,891	
NCON VALUE	0	
INCOME VALUE	0	
PREVIOUS YEAR MKT VALUE	358,664	

PERMIT NUM	DESCRIPTION	AMT	ISSUED
17004258	CO ISSUED	0	05/12/2017
1700436	NEW CONSTR	303,283	01/23/2017

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2322/1230	12/03/2019	WD	Q	I	01	270,000
GRANTOR: WISBY JOHN E III & HO						
GRANTEE: ANDRALOUIS DAVID &						
2122/0999	5/24/2017	SW	Q	I	01	220,000
GRANTOR: D R HORTON INC-JACKSO						
GRANTEE: WISBY JOHN E III &						

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	0			5.20	100	2017	2017	3	96	2,850	

BUILDING NOTES		
95070 CHESWICK OAKS DR, FERNANDINA BEACH		

BUILDING DIMENSIONS		
BAS=[YR=2017] W2 PTO=[YR=2017] N7 W10 S7 E10\$ W37 S20		
FGR=[YR=2017] S20 E21 FOP=[YR=2017] S2 E6 N6 W6 S4\$ N20 W21\$		
E21 S16 E18 N36\$ PTR=[YR=2017] E30 FUS=[YR=2017] E39 S36		
W18 S4 W21 N20 STR=[YR=2017] N4 E12 S4 W12 \$ E12 N4 W12 N16\$ W30\$.		

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	DPHT 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							