



BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	05	AVERAGE 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 Floo	11	CLAY TILE 50
Interior Floo	14	CARPET 50
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
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NEIGHBORHOOD/LOC	4144.00
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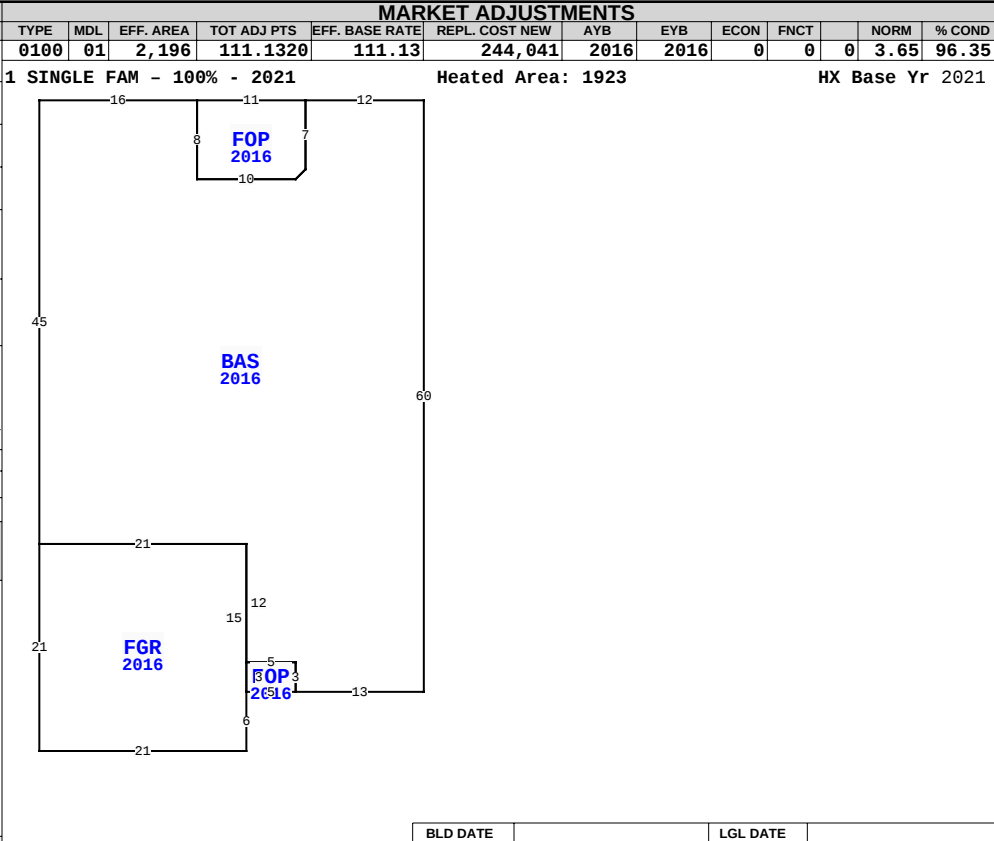
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,923	100	2016	1,923	205,903
FGR	441	55	2016	243	26,019
FOP	15	30	2016	4	429
FOP	88	30	2016	26	2,784
TOTALS	2,467			2,196	235,134

EXTRA FEATURES					
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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	501.00	SF	5.20	5.20	100	2016	2016	3	95	2,475	
2	0810	CONCRETE A	0	100	0	0	47.00	SF	6.50	6.50	100	2016	2016	3	95	290	
3	0476	VF 6 SBPL	0	100	0	0	247.00	LF	32.00	32.00	100	2016	2016	3	89	7,035	
4	0470	VNYL GATE	0	100	0	0	2.00	UT	300.00	300.00	100	2016	2016	3	89	534	

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
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

REVIEW DATE	01/11/2023	BY	DJA
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95303 MISTWOOD CT, FERNANDINA BEACH

UNITS	UT	Adj R	ADJ UNIT PRICE	ORIG COND	YEAR ON	YEAR ACTUAL	Q	% COND	OB/XF MKT VALUE	NOTES
501.00	SF	5.20	5.20	100	2016	2016	3	95	2,475	
47.00	SF	6.50	6.50	100	2016	2016	3	95	290	
247.00	LF	32.00	32.00	100	2016	2016	3	89	7,035	
2.00	UT	300.00	300.00	100	2016	2016	3	89	534	

TOTAL OB/XF											10,334	
LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPTH FACT	% COND	TOT ADJ	UNIT PRICE	ADJ UNIT PRICE	LA VAL	
PUD	0.00	0.00	1.00	LT		1.00	1.00	1.00	85,000.00	85,000.00		

Market: 0	Agricultural: 0	Common: 85,000
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NASSAU COUNTY PROPERTY									
VALUATION SUMMARY									

VALUATION BY	STANDARD
Tax Group: 4	Tax Dist:
BUILDING MARKET VALUE	235,134
TOTAL MARKET OB/XF VALUE	10,334
TOTAL LAND VALUE - MARKET	85,000
TOTAL MARKET VALUE	330,468
SOH/AGL Deduction	179,709
ASSESSED VALUE	150,759
TOTAL EXEMPTION VALUE	50,722
BASE TAXABLE VALUE	100,037
TOTAL JUST VALUE	330,468
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	321,207

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B1632254	CO ISSUED	0	11/22/2016
B1632254	NEW CONSTR	237,949	05/06/2016

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B1632254	CO ISSUED	0	11/22/2016
B1632254	NEW CONSTR	237,949	05/06/2016

BUILDING NOTES
BUILDING DIMENSIONS
BAS=[YR=2016] W12 FOP=[YR=2016] W11 S8 E10 U1 R1 N7 S7 D1 L1 W10 N8 W16 S45 FGR=[YR=2016] S21 E21 N6 FOP=[YR=2016] E5 N3 W5 S3 S N15 W21 S E21 S12 E5 S3 E13 N60 S.