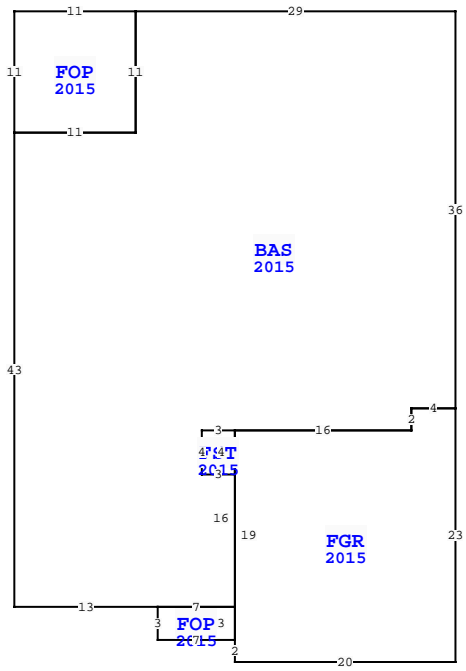




BUILDING CHARACTERISTICS		CONSTRUCTION	
ELEMENT	CD		
Exterior Wall	10	ABOVE AVG	70
Exterior Wall	16	WD FR STUC	30
Roof Structure	03	GABLE/HIP	100
Roof Cover	03	COMP SHNGL	100
Interior Wall	05	DRYWALL	100
Interior Floor	14	CARPET	60
Interior Floor	11	CLAY TILE	40
Air Condition	03	CENTRAL	100
Heating Type	04	AIR DUCTED	100
Bedrooms		3	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	1,711	100	2015
FGR	428	55	2015
FOP	21	30	2015
FOP	121	30	2015
FST	12	55	2015
TOTALS	2,293		

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%	- 2022								
Heated Area: 1711						HX Base Yr 2022					



NASSAU COUNTY PROPERTY		PAGE 1 of 1	4
VALUATION SUMMARY			
VALUATION BY			STANDARD
Tax Group: 4	Tax Dist:		
BUILDING MARKET VALUE			214,014
TOTAL MARKET OB/XF VALUE			15,065
TOTAL LAND VALUE - MARKET			85,000
TOTAL MARKET VALUE			314,079
SOH/AGL Deduction			37,516
ASSESSED VALUE			276,563
TOTAL EXEMPTION VALUE	HX HB WX		55,722
BASE TAXABLE VALUE			220,841
TOTAL JUST VALUE			314,079
NCON VALUE			0
INCOME VALUE			
PREVIOUS YEAR MKT VALUE			304,935

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B1530600	CO ISSUED	0	10/14/2015
B1530600	NEW CONSTR	213,478	06/01/2015

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2474/0417	6/25/2021	WD Q	Q	I	02	280,000
GRANTOR: PRATT STEVEN M & AMAN						
GRANTEE: FARGO MONA L & STEV						
2010/0158	10/19/2015	SW Q	Q	I	01	190,000
GRANTOR: D R HORTON INC-JACKSO						
GRANTEE: PRATT STEVEN M & AM						

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	0810	CONCRETE A	0	100	9	3			27.00	SF	6.50	2015	2015	3	95	167
2	0811	CONCRETE B	0	100	0	0			577.00	SF	5.20	2015	2015	3	95	2,850
3	0476	VF 6 SBPL	0	100	0	0			414.00	LF	32.00	2015	2015	3	87	11,526
4	0470	VNYL GATE	0	100	0	0			2.00	UT	300.00	2015	2015	3	87	522

95006 CHESWICK OAKS DR, FERNANDINA BEACH

BLD DATE		LGL DATE	
XF DATE		LAND DATE	04/23/2025
INC DATE		AG DATE	MLU

BUILDING NOTES	

BUILDING DIMENSIONS	
BAS=[YR=2015] W29 FOP=[YR=2015] W11 S11 E11 N11\$ S11 W11 S43 E13 FOP=[YR=2015] S3 E7 FGR=[YR=2015] S2 E20 N23 W4 S2 W16 FST=[YR=2015] W3 S4 E3 N4\$ S19\$ N3 W7\$ E7 N16 E16 N2 E4 N36\$.	

LAND DESCRIPTION										TOTAL OB/XF										15,065					
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPTH 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								