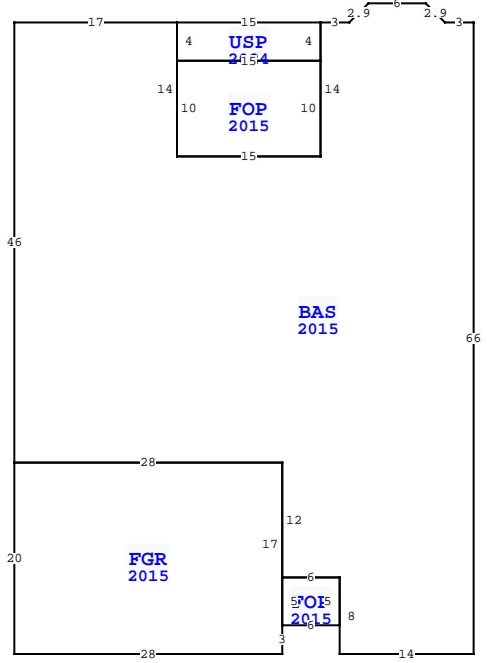




BUILDING CHARACTERISTICS		CONSTRUCTION	
ELEMENT	CD		
Exterior Wall	10	ABOVE AVG	70
Exterior Wall	16	WD FR STUC	30
Roof Structure	03	GABLE/HIP	100
Roof Cover	03	COMP SHNGL	100
Interior Wall	05	DRYWALL	100
Interior Floor	14	CARPET	70
Interior Floor	11	CLAY TILE	30
Air Condition	03	CENTRAL	100
Heating Type	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	2,366	100	2015
FGR	560	55	2015
FOP	30	30	2015
FOP	150	30	2015
USP	60	30	2024
TOTALS	3,166		

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%	- 2020								
Heated Area: 2366						HX Base Yr 2020					



NASSAU COUNTY PROPERTY		PAGE 1 of 1	4
VALUATION SUMMARY			
VALUATION BY			STANDARD
Tax Group: 4		Tax Dist:	
BUILDING MARKET VALUE			277,680
TOTAL MARKET OB/XF VALUE			12,122
TOTAL LAND VALUE - MARKET			85,000
TOTAL MARKET VALUE			374,802
SOH/AGL Deduction			130,499
ASSESSED VALUE			244,303
TOTAL EXEMPTION VALUE	HX HB		50,722
BASE TAXABLE VALUE			193,581
TOTAL JUST VALUE			374,802
NCON VALUE			0
INCOME VALUE			
PREVIOUS YEAR MKT VALUE			365,708

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B230011823	SCRN ROOM	3,500	09/15/2023
B1529954	NEW CONSTR	291,629	02/01/2015

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q / I	V / I	RSN CD	SALE PRICE
2276/1872	5/24/2019	WD Q	Q	I	02	275,000
GRANTOR: ZACCAGNINO JOSEPH A J						
GRANTEE: RILEY TERRY & PATRI						
2025/1081	1/22/2016	SW Q	Q	I	01	260,000
GRANTOR: D R HORTON INC-JACKSO						
GRANTEE: ZACCAGNINO JOSEPH A						

EXTRA FEATURES		95016 CHESWICK OAKS DR, 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	0810	CONCRETE A	0	100	0	914.00	SF	6.50	6.50	100	2015	2015	3	95	5,644	
2	0810	CONCRETE A	0	100	11	33.00	SF	6.50	6.50	100	2015	2015	3	95	204	
3	0476	VF 6 SBPL	0	100	0	216.00	LF	32.00	32.00	100	2015	2015	3	87	6,013	
4	0470	VNYL GATE	0	100	0	1.00	UT	300.00	300.00	100	2015	2015	3	87	261	

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

BUILDING NOTES	

BUILDING DIMENSIONS	
BAS=[YR=2015;ORIG=0,0] W3 U2L2 W6 D2L2 W3 S14 W15 N14 W17 S46 E28 S12 E6 S8 E14 N66 \$	
FGR=[YR=2015;ORIG=-48,46] S20 E28 N3 N17 W28 \$	
FOP=[YR=2015;ORIG=-31,4] S10 E15 N10 W15 \$	
FOP=[YR=2015;ORIG=-20,63] E6 N5 W6 S5 \$	
USP=[YR=2024;ORIG=-16,0] W15 S4 E15 N4 \$	

LAND DESCRIPTION		TOTAL OB/XF 12,122																						
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							