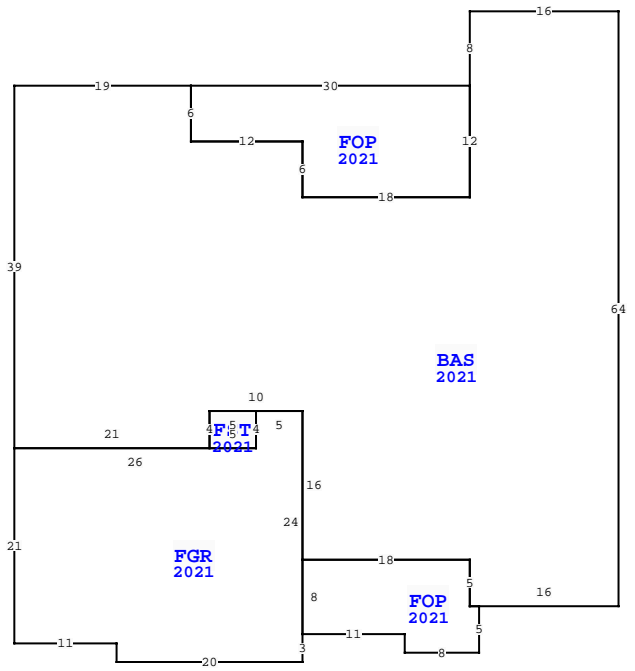


BUILDING CHARACTERISTICS		CONSTRUCTION	
ELEMENT	CD		
Exterior Wall	31	HARDIE BRD	100
Roof Structur	08	IRREGULAR	100
Roof Cover	03	COMP SHNGL	100
Interior Wall	05	DRYWALL	100
Interior Floor	13	LVT/LAMMT	50
Interior Floor	14	CARPET	50
Air Condition	03	CENTRAL	100
Heating Type	04	AIR DUCTED	100
Bedrooms		4	100
Bathrooms		3	100
Frame	02	WOOD FRAME	100
Stories	1.	1.	100
Units		0	100
Occupancy	00	NONE	100
Quality	02	Quality Level	02
DOR CODE	0100	SINGLE FAMILY	
MAP NUM		MKT AREA	04
NEIGHBORHOOD/LOC	4087.00		
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR
BAS	2,823	100	2021
FGR	711	55	2021
FOP	163	30	2021
FOP	288	30	2021
FST	20	55	2021
TOTALS	4,005		

MARKET ADJUSTMENTS											
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
0900	01	3,360	97.0140	128.06	430,282	2021	2021	0	0	1.00	99.00
1 SNGL FAM - 100% - 2025 Heated Area: 2823 HX Base Yr 2025											



NASSAU COUNTY PROPERTY		PAGE 1 of 1	4
VALUATION SUMMARY			
VALUATION BY			STANDARD
Tax Group: 4	Tax Dist:		
BUILDING MARKET VALUE			425,979
TOTAL MARKET OB/XF VALUE			10,098
TOTAL LAND VALUE - MARKET			125,000
TOTAL MARKET VALUE			561,077
SOH/AGL Deduction			0
ASSESSED VALUE			561,077
TOTAL EXEMPTION VALUE	HX HB	50,722	
BASE TAXABLE VALUE			510,355
TOTAL JUST VALUE			561,077
NCON VALUE			0
INCOME VALUE			
PREVIOUS YEAR MKT VALUE			490,528

PERMIT NUM	DESCRIPTION	AMT	ISSUED
SP24001897	INGROUND FIBERGLA	69,210	10/23/2024
C2105905	CO ISSUED	0	01/06/2022
B2105905	NEW CONSTR	418,389	05/10/2021

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2531/0042	1/19/2022	WD	Q	I	02	522,400

GRANTOR: SEDA CONSTRUCTION COM
GRANTEE: VINETTE MARK J & RO

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
1	0855	CONC PAVER	0	100	0	1,020.00	SF	10.00	10.00	100	2021	2021	3	99

BUILDING NOTES			
BLD DATE			
LGL DATE			
LAND DATE			
AG DATE			
95200 SANDY POINTE DR, FERNANDINA BEACH, FL 32034			
05/06/2025 MLU			

BUILDING DIMENSIONS											
BAS=[YR=2021] W16 S8 FOP=[YR=2021] W30 S6 E12 S6 E18 N12\$ S12 W18 N6 W12 N6 W19 S39 FGR=[YR=2021] S21 E11 S2 E20 N3 FOP=[YR=2021] E11 S2 E8 N5 W1 N5 W18 S8\$ N24 W5 FST=[YR=2021] W5 S4 E5 N4\$ S4 W26\$ E21 N4 E10 S16 E18 S5 E16 N64\$.											

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	000135	C	RES NATURAL	100		RSF-2	0.00	0.00	1.00	LT		1.00	1.00	1.00	125,000.00	125,000.00	125,000							