



BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	31	HARDIE BRD 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	12	MODULAR MT 100
Interior Wall	05	DRYWALL 100
Interior Floo	13	LVT/LAMMT 50
Interior Floo	14	CARPET 50
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	02	WOOD FRAME 100
Stories	1.5	1.5 100
Units		0 100
Occupancy	00	NONE 100

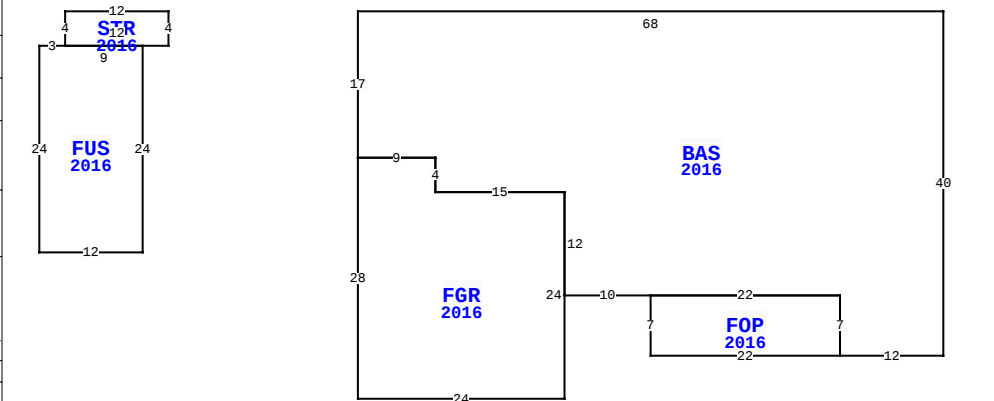
Quality	03	Quality Level 03
DOR CODE	0100	SINGLE FAMILY
MAP NUM		MKT AREA
		04
NEIGHBORHOOD/LOC	4007.00	

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	2,004	100	2016	2,004	267,104
FGR	612	55	2016	337	44,917
FOP	154	30	2016	46	6,132
FUS	288	100	2016	288	38,387
STR	48	10	2016	5	667
TOTALS	3,106			2,680	357,206

EXTRA FEATURES											
L N	OB/XF CODE	DESCRIPTION	BLD	CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE	NOTES
1	0810	CONCRETE A	0	100	0	0	102.00	SF	6.50	6.50	464
2	0810	CONCRETE A	0	100	64	3	192.00	SF	6.50	6.50	1,186
3	0812	CONCRETE C	0	100	0	0	1,074.00	SF	4.00	4.00	4,081
4	0810	CONCRETE A	0	100	16	18	288.00	SF	6.50	6.50	1,778
5	1242	WD DECK A	0	100	0	0	550.00	SF	10.00	10.00	4,730

LAND DESCRIPTION											
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	NOTES
1	000100	C	RES	100		OR	0.00	0.00	1.00	LT	

MARKET ADJUSTMENTS											
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
0900	01	2,680	104.6400	138.12	370,162	2016	2016	0	0	3.50	96.50
1 SNGL FAM - 100% - 2017											
Heated Area: 2292											
HX Base Yr 2017											



BLD DATE	XF DATE	INC DATE	LGL DATE	LAND DATE	AG DATE
95235 BIG OAK AVE, FERNANDINA BEACH			05/09/2025 MLU		

NASSAU COUNTY PROPERTY											
PAGE 1 of 2											
VALUATION SUMMARY											
VALUATION BY						STANDARD					
Tax Group: 4						Tax Dist:					
BUILDING MARKET VALUE						373,365					
TOTAL MARKET OB/XF VALUE						12,239					
TOTAL LAND VALUE - MARKET						100,000					
TOTAL MARKET VALUE						485,604					
SOH/AGL Deduction						255,559					
ASSESSED VALUE						230,045					
TOTAL EXEMPTION VALUE						50,722					
BASE TAXABLE VALUE						179,323					
TOTAL JUST VALUE						485,604					
NCON VALUE						0					
INCOME VALUE											
PREVIOUS YEAR MKT VALUE						453,272					

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B1632611	CO ISSUED	0	12/21/2016
B1632611	C HOLLOWAY	261,128	07/06/2016
R1615129	MTL ROOF	9,000	07/01/2016
B1530571	DEMOLITION	0	06/01/2015
961320	MH MOVE-ON	0	07/16/1996
963074	GARAGE	8,770	07/01/1996

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2001/0599	8/28/2015	SW	U	I	12	29,500
GRANTOR: FEDERAL NATIONAL MORT						
GRANTEE: DOVER STEPHEN D & J						
1976/0164	4/24/2015	CT	U	I	18	100
GRANTOR: CLERK OF COURT						
GRANTEE: FEDERAL NATIONAL MO						

BUILDING NOTES											
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BUILDING DIMENSIONS											
BAS=[YR=2016] W68 S17 FGR=[YR=2016] S28 E24 N24 W15 N4 W9\$ E9 S4 E15 S12 E10 FOP=[YR=2016] S7 E22 N7 W22 \$ E22 S7 E12 N40\$ PTR= W90 STR=[YR=2016] W12 S4 FUS=[YR=2016] W3 S24 E12 N24 W9\$ E12 N4\$ E90\$.											

DOVER STEPHEN D & JENNIFER H
95235 BIG OAK AVE
FERNANDINA BEACH, FL 32034

32-2N-28-0150-0001-0010

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