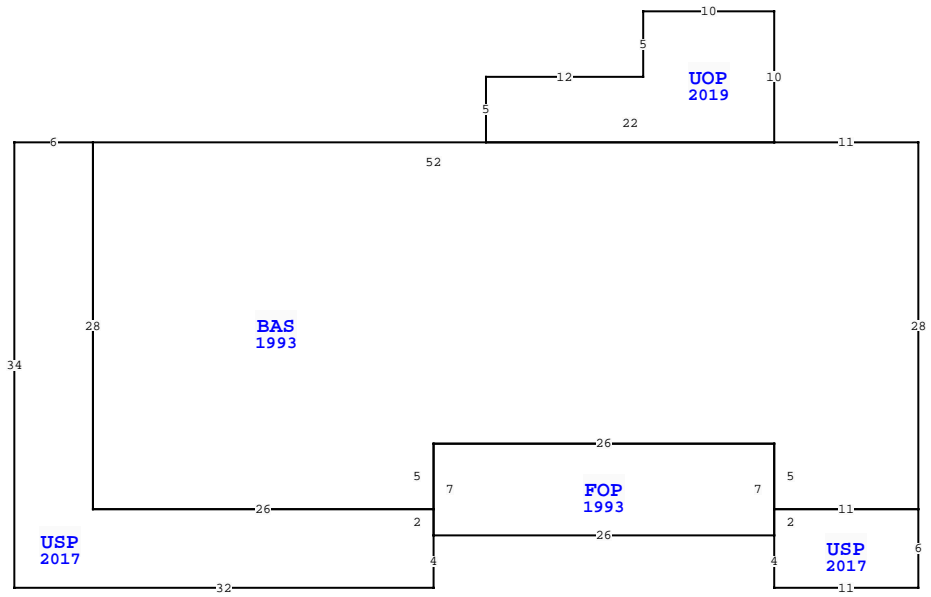


BUILDING CHARACTERISTICS	
ELEMENT	CD CONSTRUCTION
Exterior Wall	05 AVERAGE 100
Roof Structur	03 GABLE/HIP 100
Roof Cover	03 COMP SHNGL 100
Interior Wall	05 DRYWALL 100
Interior Floor	14 CARPET 90
Interior Floor	08 SHT VINYL 10
Air Condition	03 CENTRAL 100
Heating Type	04 AIR DUCTED 100
Bedrooms	3 100
Bathrooms	2 100
Frame	02 WOOD FRAME 100
Stories	1. 1. 100
Units	0 100
BUD8 Adjustme	04 DIST 01 100
Occupancy	00 NONE 100
Quality	05 Quality Level 05
DOR CODE	0100 SINGLE FAMILY
MAP NUM	MKT AREA 04
NEIGHBORHOOD/LOC	4005.00
AREA TYPE	TOTAL GROSS AREA
PCT OF BASE	YEAR
TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,634 100 1993 1,634 158,135
FOP	182 30 1993 55 5,323
UOP	160 20 2019 32 3,097
USP	66 30 2017 20 1,936
USP	360 30 2017 108 10,452
TOTALS	2,402 1,849 178,942

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%	- 2000		Heated Area: 1634					HX Base Yr 2000	



NASSAU COUNTY PROPERTY		PAGE 1 of 2	4
VALUATION SUMMARY			
VALUATION BY			STANDARD
Tax Group: 4	Tax Dist:		
BUILDING MARKET VALUE			220,647
TOTAL MARKET OB/XF VALUE			4,891
TOTAL LAND VALUE - MARKET			200,000
TOTAL MARKET VALUE			425,538
SOH/AGL Deduction			239,687
ASSESSED VALUE			185,851
TOTAL EXEMPTION VALUE	HX HB	50,722	
BASE TAXABLE VALUE			135,129
TOTAL JUST VALUE			425,538
NCON VALUE			0
INCOME VALUE			
PREVIOUS YEAR MKT VALUE			365,013

PERMIT NUM	DESCRIPTION	AMT	ISSUED
R1805739	REPAIR/RRF	15,200	06/06/2018
2497	H/AC	0	03/25/1988
4770	REMODEL	3,000	02/25/1988

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
0923/1428	3/10/2000	WD Q	Q	I	01	91,900
GRANTOR: POPE CHARLES D & JAN						
GRANTEE: SPAULDING TERRY G &						
0835/1492	6/02/1998	WD Q	Q	I		95,000
GRANTOR: SPAULDING TERRY & PAT						
GRANTEE: POPE CHARLES & JAN						

EXTRA FEATURES	BLD DATE	XF DATE	INC DATE	LGL DATE	LAND DATE	AG DATE	05/09/2025	MLU
95379 DOUGLAS RD, 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	0500	FP-PRE FAB	0 100	0 0	1.00	UT	3,500.00	3,500.00	100	1978	1978	3	40	1,400	
2	0810	CONCRETE A	0 100	0 0	195.00	SF	6.50	6.50	100	1978	1978	3	28	355	
3	1242	WD DECK A	0 100	21 23	483.00	SF	10.00	10.00	100	1989	1989	3	20	966	
4	0500	FP-PRE FAB	0 100	0 0	1.00	UT	3,500.00	3,500.00	100	1988	1988	3	62	2,170	
<b>TOTAL OB/XF 4,891</b>															

BUILDING NOTES											
BAS=[YR=1993] W11 UOP=[YR=2019] N10 W10 S5 W12 S5 E22\$ W52											
USP=[YR=2017] W6 S34 E32 N4 FOP=[YR=1993] E26 USP=[YR=2017]											
S4 E11 N6 W11 S2\$ N7 W26 S7 \$ N2 W26 N28\$ S28 E26 N5 E26 S5											
E11 N28\$ .											

LAND DESCRIPTION												TOTAL OB/XF 4,891												
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		OR	0.00	0.00	2.00	AC		1.00	1.00	1.00	100,000.00	100,000.00	200,000							

