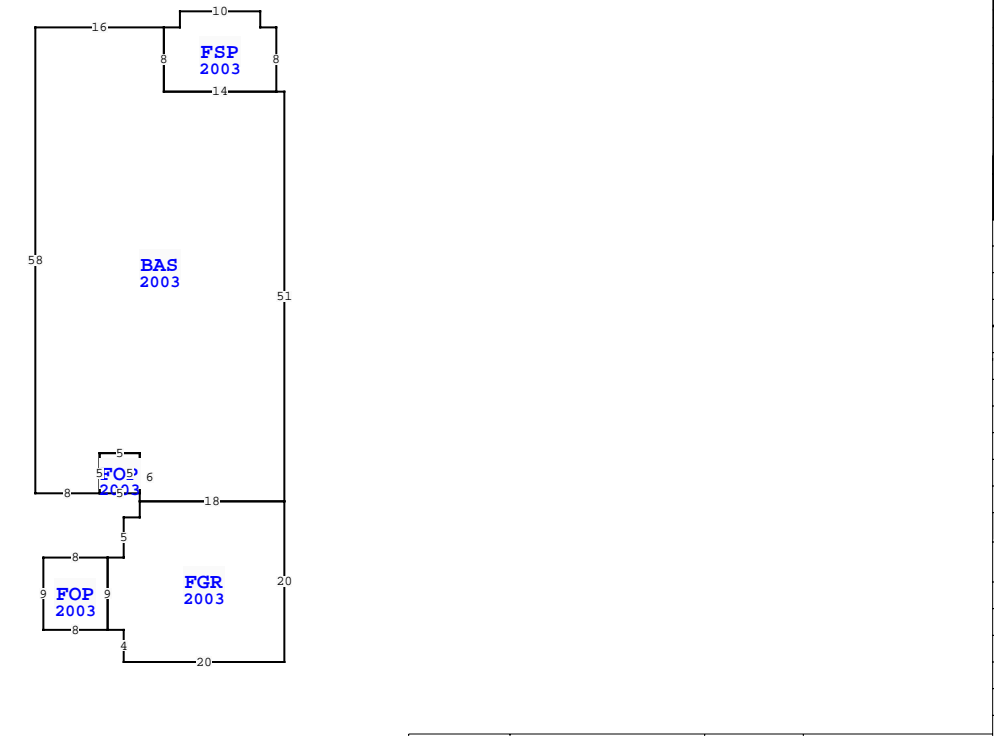


BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	16	WD FR STUC 100
Roof Structur	08	IRREGULAR 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 60
Interior Floo	11	CLAY TILE 40
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100
Occupancy	00	NONE 100

MARKET ADJUSTMENTS													
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND		
0900	01	1,982	119.5698	157.83	312,819	2003	2003	0	0	10.50	89.50		
1 SNGL FAM - 100% - 2012 Heated Area: 1671 HX Base Yr 2012													



Quality	04	Quality Level 04			
DOR CODE	0100	SINGLE FAMILY			
MAP NUM		MKT AREA 04			
NEIGHBORHOOD/LOC	4015.00				
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,671	100	2003	1,671	236,042
FGR	414	55	2003	228	32,207
FOP	25	30	2003	8	1,130
FOP	72	30	2003	22	3,107
FSP	132	40	2003	53	7,487
TOTALS	2,314			1,982	279,973

95255 VILLAGE DR, FERNANDINA BEACH

BLD DATE		LGL DATE	
XF DATE		LAND DATE	03/19/2024
INC DATE		AG DATE	MLU

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	0811	CONCRETE B	0	100	0	584.00	SF	5.20	5.20	100	2003	2003	3	82	2,490	

TOTAL OB/XF														
														2,490

LAND DESCRIPTION																								
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	100,000.00	100,000.00	100,000							

BUILDING NOTES													
BUILDING DIMENSIONS													
BAS=[YR=2003] W1 FSP=[YR=2003] N8 W2 N2 W10 S2 W2 S8 E14\$ W14 N8 W16 S58 E8 FOP=[YR=2003] E5 N5 W5 S5\$ N5 E5 S6 FGR=[YR=2003] S2 W2 S5 W2 FOP=[YR=2003] W8 S9 E8 N9\$ S9 E2 S4 E20 N20 W18\$ E18 N51\$.													

NASSAU COUNTY PROPERTY			
VALUATION SUMMARY			PAGE 1 of 1
VALUATION BY			STANDARD
Tax Group: 7	Tax Dist:		
BUILDING MARKET VALUE			279,973
TOTAL MARKET OB/XF VALUE			2,490
TOTAL LAND VALUE - MARKET			100,000
TOTAL MARKET VALUE			382,463
SOH/AGL Deduction			211,413
ASSESSED VALUE			171,050
TOTAL EXEMPTION VALUE	HX HB SX		100,722
BASE TAXABLE VALUE			70,328
TOTAL JUST VALUE			382,463
NCON VALUE			0
INCOME VALUE			
PREVIOUS YEAR MKT VALUE			369,128

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2780/1356	4/09/2025	LE	U	I	11	100
GRANTOR: KELSO RAYMOND H JR						
GRANTEE: BAER GINA MARIE						
1743/0888	6/10/2011	WD	Q	I	02	185,000
GRANTOR: ROBERTSON GUY G & MIC						
GRANTEE: KELSO RAYMOND H JR						