

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 70
Interior Floo	11	CLAY TILE 30
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2.5 100
Frame	02	WOOD FRAME 100
Stories	2.	2. 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	2,182	119.2611	157.42	343,490	1999	1999	0	0	12.50	87.50		
1 SNGL FAM - 100% - 2012 Heated Area: 1837 HX Base Yr 2012													

95273 VILLAGE DR, FERNANDINA BEACH

L	OB/XF	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	1999	1999	3	81	2,835	
2	0810	CONCRETE A	0	100	30	16	480.00	SF	6.50	6.50	100	1999	1999	3	75	2,340	
3	0810	CONCRETE A	0	100	0	0	176.00	SF	6.50	6.50	100	1999	1999	3	75	858	
4	0471	VINYL FNC	0	100	0	0	90.00	LF	32.00	32.00	100	2003	2003	3	58	1,670	

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	1,310	100	1999	1,310	180,443
FGR	450	55	1999	248	34,160
FOP	50	30	1999	15	2,066
FOP	50	30	1999	15	2,066
FSP	168	40	2004	67	9,229
FUS	527	100	1999	527	72,590
TOTALS	2,555			2,182	300,554

EXTRA FEATURES																	
L	OB/XF	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	1999	1999	3	81	2,835	
2	0810	CONCRETE A	0	100	30	16	480.00	SF	6.50	6.50	100	1999	1999	3	75	2,340	
3	0810	CONCRETE A	0	100	0	0	176.00	SF	6.50	6.50	100	1999	1999	3	75	858	
4	0471	VINYL FNC	0	100	0	0	90.00	LF	32.00	32.00	100	2003	2003	3	58	1,670	

LAND DESCRIPTION																								
L	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D	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							

NASSAU COUNTY PROPERTY				PAGE 1 of 1	7
VALUATION SUMMARY					
VALUATION BY			STANDARD		
Tax Group: 7		Tax Dist:			
BUILDING MARKET VALUE			300,554		
TOTAL MARKET OB/XF VALUE			7,703		
TOTAL LAND VALUE - MARKET			100,000		
TOTAL MARKET VALUE			408,257		
SOH/AGL Deduction			224,136		
ASSESSED VALUE			184,121		
TOTAL EXEMPTION VALUE			HX HB 50,722		
BASE TAXABLE VALUE			133,399		
TOTAL JUST VALUE			408,257		
NCON VALUE			0		
INCOME VALUE					
PREVIOUS YEAR MKT VALUE			394,203		

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2666/89	9/05/2023	WD	U	I	11	100
GRANTOR: GIES DOUGLAS SCOTT						
GRANTEE: GIES FAMILY REVOCAB						
1738/1166	5/03/2011	WD	U	I	16	92,500
GRANTOR: MASSACHUSETTS AVENUE						
GRANTEE: GIES DOUGLAS SCOTT						

BUILDING NOTES																	

BUILDING DIMENSIONS																	
FSP=[YR=2004] W14 S6 BAS=[YR=1999] W18 S32 E4 FOP=[YR=1999] E5 N10 W5 S10 \$ N10 E5 S10 E1 S10 E2 S10 FGR=[YR=1999] S7 W3 FOP=[YR=1999] W5 S10 E5 N10 \$ S10 E3 S4 E20 N21 W20 \$ E20 N46 W14 N6 \$ S6 E14 N12 \$ PTR=E15 FUS=[YR=1999] E17 S31 W17 N31\$ W15\$.																	