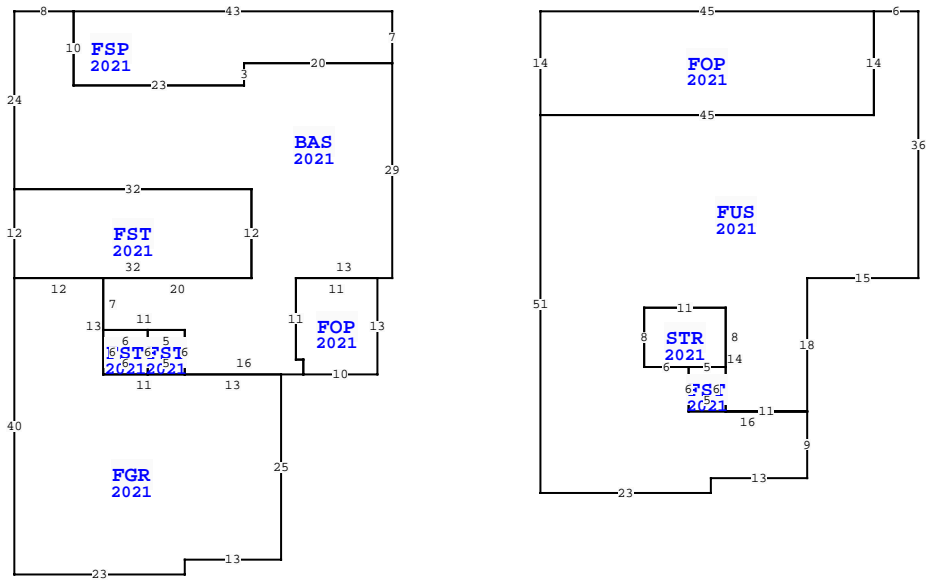


BUILDING CHARACTERISTICS	
ELEMENT	CD CONSTRUCTION
Exterior Wall	16 WD FR STUC 100
Roof Structur	08 IRREGULAR 100
Roof Cover	03 COMP SHNGL 100
Interior Wall	05 DRYWALL 100
Interior Floo	13 LVT/LAMMT 100
Air Condition	03 CENTRAL 100
Heating Type	04 AIR DUCTED 100
Bedrooms	3 100
Bathrooms	2.5 100
Frame	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
0500	01	4,719	93.7400	148.11	698,931	2021	2021	0	0	1.50	98.50
1 SFR CUST - 100% - 2022 Heated Area: 3462 HX Base Yr 2022											



Quality	03 Quality Level 03				
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	1,356	100	2021	1,356	197,824
FGR	1,102	55	2021	606	88,409
FOP	141	30	2021	42	6,128
FOP	630	30	2021	189	27,573
FSP	370	40	2021	148	21,591
FST	30	55	2021	16	2,334
FST	30	55	2021	16	2,334
FST	36	55	2021	20	2,918
FST	384	55	2021	211	30,782
FUS	2,106	100	2021	2,106	307,241
TOTALS	6,273			4,719	688,447

** This building has 11 Sub-Areas

95308 VILLAGE DR, FERNANDINA BEACH

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

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	0855	CONC PAVER	0	100	0	1,205.00	SF	10.00	10.00	100	2021	2021	3	99	11,930	
2	0409	ELEVATOR R	0	100	0	1.00	UT	10,200.00	10,200.00	100	2021	2021	3	100	10,200	

TOTAL OB/XF 22,130

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	000116	C	RES MARSH	100		PUD	0.00	0.00	1.00	LT		1.00	1.00	1.40	250,000.00	350,000.00	350,000							

NASSAU COUNTY PROPERTY		PAGE 1 of 1	7
VALUATION SUMMARY			
VALUATION BY	STANDARD		
Tax Group: 7	Tax Dist:		
BUILDING MARKET VALUE	688,447		
TOTAL MARKET OB/XF VALUE	22,130		
TOTAL LAND VALUE - MARKET	350,000		
TOTAL MARKET VALUE	1,060,577		
SOH/AGL Deduction	393,151		
ASSESSED VALUE	667,426		
TOTAL EXEMPTION VALUE	HX HB 50,722		
BASE TAXABLE VALUE	616,704		
TOTAL JUST VALUE	1,060,577		
NCON VALUE	0		
INCOME VALUE			
PREVIOUS YEAR MKT VALUE	961,876		

PERMIT NUM	DESCRIPTION	AMT	ISSUED
C2010318	CO ISSUED	0	09/22/2021
B2010318	NEW CONSTR	533,029	10/27/2020

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2226/1644	9/25/2018	WD Q	Q	V	01	110,000
GRANTOR: THOMAS E RANDLE & DEB						
GRANTEE: KELLY A R & LINDA R						
2124/1660	5/07/2017	QC U	V	11		100
GRANTOR: RANDLE THOMAS E & DEB						
GRANTEE: THOMAS RANDLE & DEB						

BUILDING NOTES											

BUILDING DIMENSIONS											
FSP=[YR=2021] W43 BAS=[YR=2021] W8 S24 FST=[YR=2021] S12 FGR=[YR=2021] S40 E23 N2 E13 N25 W13 FST=[YR=2021] N6 W5 FST=[YR=2021] W6 S6 E6 N6\$ S6 E5\$ W11 N13 W12\$ E32 N12 W32\$ E32 S12 W20 S7 E11 S6 E16 FOP=[YR=2021] E10 N13 W11 S11 E1 S2\$ N2 W1 N11 E13 N29 W20 S3 W23N10\$ S10 E23 N3 E20 N7\$ PTR= E20 FOP=[YR=2021] E45 FUS=[YR=2021] E6 S36 W15 S18 W11 FST=[YR=2021] W5 N6 STR=[YR=2021] W6 N8 E11 S8 W5\$ E5 S6\$ N14 W11 S8 E6 S6 E16 S9 W13 S2 W23 N51 E45 N14\$ S14 W45 N14\$ W20\$.											