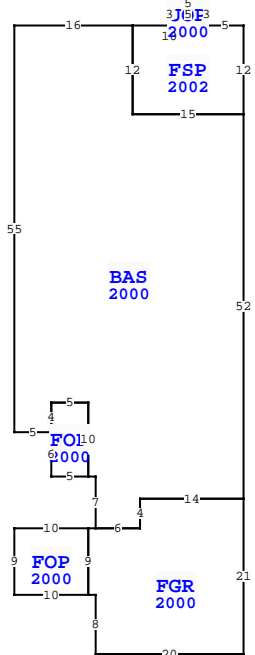




BUILDING CHARACTERISTICS					
ELEMENT	CD CONSTRUCTION				
Exterior Wall	16 WD FR STUC 100				
Roof Structur	03 GABLE/HIP 100				
Roof Cover	03 COMP SHNGL 100				
Interior Wall	05 DRYWALL 100				
Interior Floo	14 CARPET 60				
Interior Floo	11 CLAY TILE 40				
Air Condition	03 CENTRAL 100				
Heating 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				
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	1,715	100	2000	1,715	234,107
FGR	405	55	2000	223	30,441
FOP	50	30	2000	15	2,048
FOP	90	30	2000	27	3,685
FSP	180	40	2002	72	9,829
UOP	15	20	2000	3	409
TOTALS	2,455			2,055	280,519

MARKET ADJUSTMENTS											
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
0900	01	2,055	117.5118	155.12	318,772	2000	2000	0	0	12.00	88.00
1 SNGL FAM - 100% - 2022										Heated Area: 1715	HX Base Yr 2022



NASSAU COUNTY PROPERTY		PAGE 1 of 1
VALUATION SUMMARY		
VALUATION BY		STANDARD
Tax Group: 7	Tax Dist:	
BUILDING MARKET VALUE		280,519
TOTAL MARKET OB/XF VALUE		6,753
TOTAL LAND VALUE - MARKET		200,000
TOTAL MARKET VALUE		487,272
SOH/AGL Deduction		108,087
ASSESSED VALUE		379,185
TOTAL EXEMPTION VALUE	HX HB	50,722
BASE TAXABLE VALUE		328,463
TOTAL JUST VALUE		487,272
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		481,673

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B0210155	XFOB	2,130	08/01/2002
996422	NEW CONSTR	75,000	11/01/1999

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2620/0006	1/18/2023	WD	U	I	11	100
GRANTOR: STEINIGER LINDA						
GRANTEE: STEINIGER LINDA TRU						
2468/0041	6/04/2021	WD	Q	I	01	399,900
GRANTOR: GLICK DOUGLAS D & MAR						
GRANTEE: STEINIGER LINDA						

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	750.00	SF	5.20	5.20	100	2000	2000	3	77	3,003	
2	0300	BOAT DCK W	0	100	0	125.00	SF	40.00	40.00	100	2015	2015	3	75	3,750	

TOTAL OB/XF										6,753						
95214 VILLAGE DR, FERNANDINA BEACH										BLD DATE		LGL DATE	03/19/2024	MLU		
										XF DATE		LAND DATE				
										INC DATE		AG DATE				

BUILDING NOTES									

BUILDING DIMENSIONS									
FSP=[YR=2002] W5 UOP=[YR=2000] N3 W5 S3 E5 \$ W10									
BAS=[YR=2000] W16 S55 E5 FOP=[YR=2000] S6 E5 N10 W5 S4 \$ N4									
E5 S10 E1 S7 FGR=[YR=2000] W1 FOP=[YR=2000] W10 S9 E10 N9 \$									
S9 E1 S8 E20 N21 W14 S4 W6 \$ E6 N4 E14 N52 W15 N12 \$ S12 E15									
N12 \$.									

LAND DESCRIPTION										TOTAL OB/XF														
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	000134	C	RES POND	100		PUD	0.00	0.00	1.00	LT		1.00	1.00	1.00	200,000.00	200,000.00	200,000							