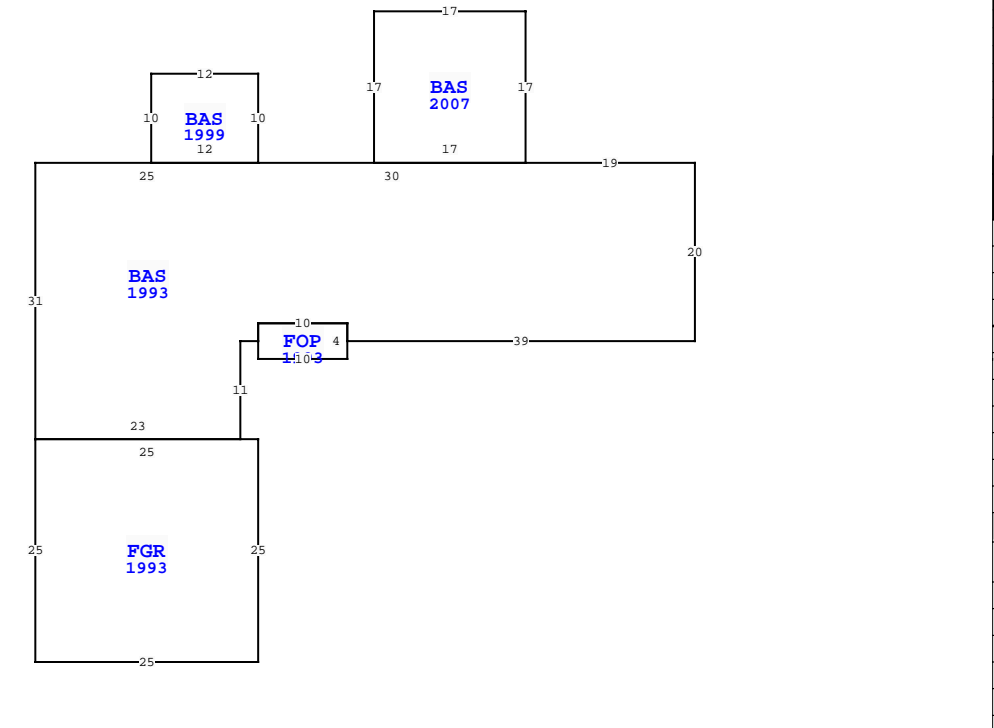


BUILDING CHARACTERISTICS	
ELEMENT	CD CONSTRUCTION
Exterior Wall	12 CEDAR 100
Roof Structur	08 IRREGULAR 100
Roof Cover	03 COMP SHNGL 100
Interior Wall	05 DRYWALL 100
Interior Floo	11 CLAY TILE 50
Interior Floo	14 CARPET 50
Air Condition	03 CENTRAL 100
Heating Type	04 AIR DUCTED 100
Bedrooms	3 100
Bathrooms	2 100
Frame	02 WOOD FRAME 100
Stories	1. 1. 100
Units	0 100
BUD8 Adjustme	04 DIST 01 100
Occupancy	00 NONE 100

MARKET ADJUSTMENTS													
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND		
0900	01	2,478	108.0720	142.66	353,511	1986	2000	0	0	12.00	88.00		

NASSAU COUNTY PROPERTY		PAGE 1 of 1	7
VALUATION SUMMARY			
VALUATION BY		STANDARD	
Tax Group: 7		Tax Dist:	
BUILDING MARKET VALUE		311,090	
TOTAL MARKET OB/XF VALUE		6,743	
TOTAL LAND VALUE - MARKET		412,500	
TOTAL MARKET VALUE		730,333	
SOH/AGL Deduction		481,935	
ASSESSED VALUE		248,398	
TOTAL EXEMPTION VALUE		50,722	
BASE TAXABLE VALUE		197,676	
TOTAL JUST VALUE		730,333	
NCON VALUE		0	
INCOME VALUE			
PREVIOUS YEAR MKT VALUE		610,697	



Quality		02 Quality Level 02			
DOR CODE		0100 SINGLE FAMILY			
MAP NUM		MKT AREA 04			
NEIGHBORHOOD/LOC		4016.00			
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,713	100	1993	1,713	215,052
BAS	120	100	1999	120	15,065
BAS	289	100	2007	289	36,282
FGR	625	55	1993	344	43,186
FOP	40	30	1993	12	1,507
TOTALS	2,787			2,478	311,090

PERMIT NUM	DESCRIPTION	AMT	ISSUED
M1702743	H/AC	0	05/01/2017
B0922970	REPAIR/RRF	1,100	10/01/2009
963048	CHNGE SRVC	300	09/01/1996
96-3170	ADDITION	17,000	08/01/1996

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2776/1292	2/21/2025	SW	U	I	11	100

GRANTOR: TEARE JOHN A
GRANTEE: TEARE ANDREW & CYD
0759/0980 5/10/1996 WD Q I 165,000
GRANTOR: GOAD JOHN T JR & TONI
GRANTEE: TEARE JOHN A & MAYE

EXTRA FEATURES														94012 LIMPKIN LN, 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	0810	CONCRETE A	0 100	16	46	736.00	SF	6.50	6.50	100	1987	1987	3	49.5	2,368	
2	0500	FP-PRE FAB	0 100	0	0	1.00	UT	3,500.00	3,500.00	100	1987	1987	3	60	2,100	
3	0810	CONCRETE A	0 100	21	3	63.00	SF	6.50	6.50	100	1999	1999	3	75	307	
4	1242	WD DECK A	0 100	0	0	984.00	SF	10.00	10.00	100	1999	1999	3	20	1,968	

BUILDING NOTES			
BLD DATE 03/03/2023 NW LGL DATE 04/15/2025 MLU XF DATE INC DATE			

BUILDING DIMENSIONS			
BAS=[YR=1993] W19 BAS=[YR=2007] N17 W17 S17 E17 \$ W30 BAS=[YR=1999] N10 W12 S10 E12 \$ W25 S31 FGR=[YR=1993] S25 E25 N25 W25 \$ E23 N11 E2 FOP=[YR=1993] S2 E10 N4 W10S2\$ N2 E10 S2 E39 N20\$.			

LAND DESCRIPTION														TOTAL OB/XF 6,743										
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		RSF-1	0.00	0.00	1.00	LT		1.00	1.00	1.50	275,000.00	412,500.00	412,500							