

BUILDING CHARACTERISTICS		CONSTRUCTION	
ELEMENT	CD		
Exterior Wall	20	FACE BRICK 100	
Roof Structur	03	GABLE/HIP 100	
Roof Cover	03	COMP SHNGL 100	
Interior Wall	05	DRYWALL 100	
Interior Floo	14	CARPET 80	
Interior Floo	11	CLAY TILE 20	
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	
Quality	06	Quality Level 06	
DOR CODE	0100	SINGLE FAMILY	
MAP NUM		MKT AREA	04
NEIGHBORHOOD/LOC		4005.00	
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR
BAS	1,285	100	1993
BAS	40	100	2007
FOP	91	30	1993
TOTALS	1,416		

MARKET ADJUSTMENTS																									
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND														
0100	01	1,352	137.0616	137.06	185,305	1960	2005	0	0	14.25	85.75														
1 SINGLE FAM - 0% - 0 Heated Area: 1325 HX Base Yr																									
<table border="1"> <thead> <tr> <th>BLD DATE</th> <th>XF DATE</th> <th>INC DATE</th> <th>LGL DATE</th> <th>LAND DATE</th> <th>AG DATE</th> </tr> </thead> <tbody> <tr> <td></td> <td></td> <td></td> <td>05/09/2025</td> <td></td> <td></td> </tr> </tbody> </table>														BLD DATE	XF DATE	INC DATE	LGL DATE	LAND DATE	AG DATE				05/09/2025		
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			05/09/2025																						

NASSAU COUNTY PROPERTY			
VALUATION SUMMARY			PAGE 1 of 2
VALUATION BY			STANDARD
Tax Group: 4	Tax Dist:		
BUILDING MARKET VALUE			172,020
TOTAL MARKET OB/XF VALUE			14,734
TOTAL LAND VALUE - MARKET			60,000
TOTAL MARKET VALUE			246,754
SOH/AGL Deduction			19,275
ASSESSED VALUE			227,479
TOTAL EXEMPTION VALUE			0
BASE TAXABLE VALUE			227,479
TOTAL JUST VALUE			246,754
NCON VALUE			0
INCOME VALUE			
PREVIOUS YEAR MKT VALUE			225,324

PERMIT NUM	DESCRIPTION	AMT	ISSUED
7890	XFOB	12,200	03/04/1992
2870	H/AC	2,300	01/05/1989
5606	CHNGE SRVC	0	12/30/1988

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2137/1288	7/31/2017	WD Q	Q	I	01	196,000

GRANTOR: STURGES DANIEL DAVID  
GRANTEE: GRUBNER JOHN B JR &  
2113/1769 4/06/2017 CT U I 18 125,100  
GRANTOR: CLERK OF COURT  
GRANTEE: STURGES DANIEL DAVI

EXTRA FEATURES														96285 DUVAL RD, 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	0811	CONCRETE B	0	0	0	0	1,796.00	SF	5.20	5.20	100	1995	1995	3	68	6,351	
2	0855	CONC PAVER	0	0	0	0	590.00	SF	7.50	7.50	100	2008	2008	3	88	3,894	
3	0855	CONC PAVER	0	0	0	0	665.00	SF	7.50	7.50	100	2010	2010	3	90	4,489	
<b>TOTAL OB/XF 14,734</b>																	

BUILDING NOTES													
<p><b>BUILDING DIMENSIONS</b> BAS=[YR=2007] W5BAS=[YR=1993] W43 S32 E15 FOP=[YR=1993] E13 N7 W13 S7 \$ N7 E13 S7 E15 N32 \$ S8 E5 N8 \$ .</p>													

LAND DESCRIPTION														TOTAL OB/XF 14,734										
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	0		RSF	2100.00	170.00	1.00	LT		1.00	1.00	1.00	60,000.00	60,000.00	60,000							

