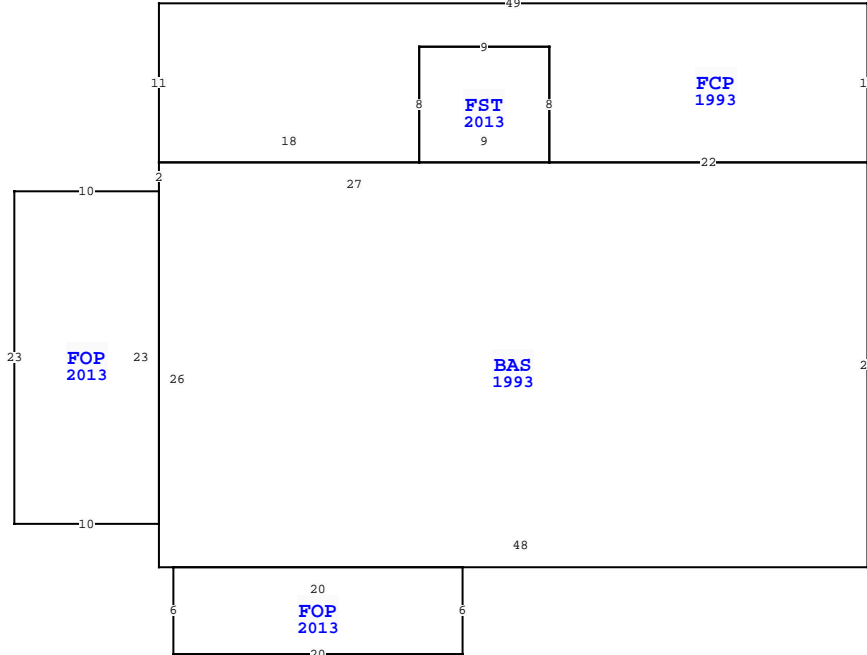


BUILDING CHARACTERISTICS	
ELEMENT	CD
Exterior Wall	30 VINYL 100
Roof Structur	03 GABLE/HIP 100
Roof Cover	03 COMP SHNGL 100
Interior Wall	05 DRYWALL 100
Interior Floo	14 CARPET 60
Interior Floo	11 CLAY TILE 40
Air Condition	03 CENTRAL 100
Heating Type	04 AIR DUCTED 100
Bedrooms	3 100
Bathrooms	2 100
Frame	02 WOOD FRAME 100
Stories	1. 1. 100
Units	0 100
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		
0100	01	1,634	133.9566	133.96	218,891	1976	1995		0	0	14.25	85.75	
1 SINGLE FAM - 0% - 0 Heated Area: 1372 HX Base Yr													



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	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,372	100	1993	1,372	157,602
FCP	467	25	1993	117	13,440
FOP	120	30	2013	36	4,136
FOP	230	30	2013	69	7,926
FST	72	55	2013	40	4,594
TOTALS	2,261			1,634	187,699

NASSAU COUNTY PROPERTY		PAGE 1 of 2	4
VALUATION SUMMARY			
VALUATION BY			STANDARD
Tax Group: 4	Tax Dist:		
BUILDING MARKET VALUE			368,918
TOTAL MARKET OB/XF VALUE			16,613
TOTAL LAND VALUE - MARKET			108,000
TOTAL MARKET VALUE			493,531
SOH/AGL Deduction			0
ASSESSED VALUE			493,531
TOTAL EXEMPTION VALUE			0
BASE TAXABLE VALUE			493,531
TOTAL JUST VALUE			493,531
NCON VALUE			0
INCOME VALUE			
PREVIOUS YEAR MKT VALUE			450,509

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2441/0577	3/10/2021	WD	Q	I	01	440,000
GRANTOR: WEINZIRL OPAL M						
GRANTEE: DORRIAN SANDRA & JE						
2113/1975	4/17/2017	LE	U	I	11	100
GRANTOR: WEINZIRL OPAL M						
GRANTEE: RICHARDSON KAREN D						

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	0861	POOL GUNIT	0	0	0	0	578.00	SF	85.00	85.00	100	1980	1980	3	20	9,826	
2	0845	KOOL DECK	0	0	0	0	1,006.00	SF	7.25	7.25	100	1980	1980	3	30	2,188	
3	0810	CONCRETE A	0	0	0	0	419.00	SF	6.50	6.50	100	1976	1976	3	26	708	
4	0812	CONCRETE C	0	0	0	0	2,380.00	SF	3.00	3.00	100	1989	1989	3	54.5	3,891	

BUILDING NOTES	

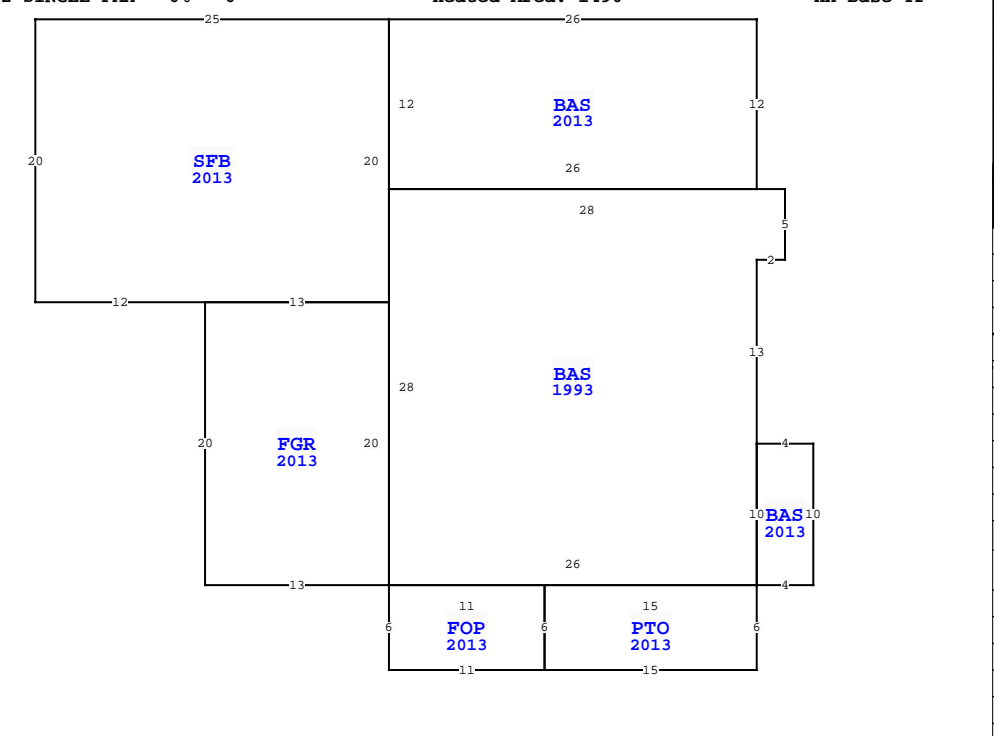
BUILDING DIMENSIONS	
FCP=[YR=1993] W49 S11 BAS=[YR=1993] S2 FOP=[YR=2013] W10 S23E10 N23 \$ S26 E1 FOP=[YR=2013] S6 E20 N6 W20 \$ E48 N28 W22 FST=[YR=2013] N8 W9 S8 E9 \$ W27 \$ E18 N8 E9 S8 E22 N11\$.	

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	000100	C	RES	0		RSF-2	0.00	0.00	2.00	LT		1.00	1.00	0.90	60,000.00	54,000.00	108,000							



BUILDING CHARACTERISTICS	
ELEMENT	CD
Exterior Wall	30 VINYL 100
Roof Structur	03 GABLE/HIP 100
Roof Cover	03 COMP SHNGL 100
Interior Wall	05 DRYWALL 100
Interior Floor	14 CARPET 70
Interior Floor	11 CLAY TILE 30
Air Condition	03 CENTRAL 100
Heating Type	04 AIR DUCTED 100
Bedrooms	2 100
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
0100	01	1,657	127.5350	127.54	211,334	1974	1995	0	0	14.25	85.75



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	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	738	100	1993	738	80,712
BAS	40	100	2013	40	4,375
BAS	312	100	2013	312	34,122
FGR	260	55	2013	143	15,639
FOP	66	30	2013	20	2,187
PTO	90	5	2013	4	437
SFB	500	80	2013	400	43,746
TOTALS	2,006			1,657	181,219

96334 DUVAL RD, FERNANDINA BEACH				BLD DATE	LGL DATE	05/09/2025	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

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

NASSAU COUNTY PROPERTY		PAGE 2 of 2	4
VALUATION SUMMARY			
VALUATION BY		STANDARD	
Tax Group: 4	Tax Dist:		
BUILDING MARKET VALUE		368,918	
TOTAL MARKET OB/XF VALUE		16,613	
TOTAL LAND VALUE - MARKET		108,000	
TOTAL MARKET VALUE		493,531	
SOH/AGL Deduction		0	
ASSESSED VALUE		493,531	
TOTAL EXEMPTION VALUE		0	
BASE TAXABLE VALUE		493,531	
TOTAL JUST VALUE		493,531	
NCON VALUE		0	
INCOME VALUE			
PREVIOUS YEAR MKT VALUE		450,509	

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2441/0577	3/10/2021	WD	Q	I	01	440,000
GRANTOR: WEINZIRL OPAL M						
GRANTEE: DORRIAN SANDRA & JE						
2113/1975	4/17/2017	LE	U	I	11	100
GRANTOR: WEINZIRL OPAL M						
GRANTEE: RICHARDSON KAREN D						

BUILDING NOTES

BUILDING DIMENSIONS
BAS=[YR=2013] W26 SFB=[YR=2013] W25 S20 E12 FGR=[YR=2013] S20 E13 FOP=[YR=2013] S6 E11 PTO=[YR=2013] E15 N6 BAS=[YR=2013] E4 N10 W4 BAS=[YR=1993] N13 E2 N5 W28 S28 E26 N10 \$ S10 \$ W15 S6 \$ N6 W11 \$ N20 W13 \$ E13N20\$ S12 E26 N12 \$.