



BUILDING CHARACTERISTICS						MARKET ADJUSTMENTS										NASSAU COUNTY PROPERTY										PAGE 1 of 1		4										
ELEMENT	CD	CONSTRUCTION	TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND	VALUATION SUMMARY																						
Exterior Wall	20	FACE BRICK 100	0900	11	3,932	127.4445	168.23	661,480	2000	2000	0	0	0	18.00	82.00	VALUATION BY		STANDARD																				
Roof Structure	08	IRREGULAR 100	1 SNGL FAM - 100% - 2020														Heated Area: 3340										HX Base Yr 2020											
Roof Cover	03	COMP SHNGL 100															Tax Group: 4		Tax Dist:																			
Interior Wall	05	DRYWALL 100															BUILDING MARKET VALUE		542,414																			
Interior Floor	12	HARDWOOD 50															TOTAL MARKET OB/XF VALUE		51,313																			
Interior Floor	14	CARPET 50															TOTAL LAND VALUE - MARKET		260,700																			
Air Condition	03	CENTRAL 100															TOTAL MARKET VALUE		854,427																			
Heating Type	04	AIR DUCTED 100															SOH/AGL Deduction		250,561																			
Bedrooms		4 100															ASSESSED VALUE		603,866																			
Bathrooms		3 100															TOTAL EXEMPTION VALUE		50,722																			
Bathrooms																	BASE TAXABLE VALUE		553,144																			
Frame	02	WOOD FRAME 100															TOTAL JUST VALUE		854,427																			
Stories																	NCON VALUE		0																			
Units	2.	2. 100															INCOME VALUE																					
Occupancy	00	NONE 100	PREVIOUS YEAR MKT VALUE		737,552																																	
Quality			03	Quality Level 03																																		
DOR CODE			0100	SINGLE FAMILY																																		
MAP NUM			MKT AREA			04																																
NEIGHBORHOOD/LOC			4020.00																																			
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE																																	
BAS	3,020	100	2000	3,020	416,605																																	
DCK	680	10	2000	68	9,381																																	
FGR	625	55	2000	344	47,454																																	
FOP	44	30	2000	13	1,793																																	
FOP	216	30	2000	65	8,967																																	
FSP	256	40	2006	102	14,070																																	
FUS	320	100	2000	320	44,144																																	
TOTALS			5,161			3,932											542,414																					
EXTRA FEATURES						95030 PACIFIC ISLE, 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	0500	FP-PRE FAB	0	100	0	0	1.00	UT	3,500.00	3,500.00	100	2000	2000	3	83	2,905																						
2	0858	SCULP CONC	0	100	0	0	430.00	SF	13.00	13.00	100	2000	2000	3	93	5,199																						
3	0300	BOAT DCK W	0	100	0	0	600.00	SF	40.00	40.00	100	2005	2005	3	36	8,640																						
4	0510	GARAGE WD-	0	100	24	24	576.00	SF	35.00	35.00	100	2000	2000	3	27	5,443																						
5	0810	CONCRETE A	0	100	16	8	128.00	SF	6.50	6.50	100	2000	2000	3	77	641																						
6	0858	SCULP CONC	0	100	0	0	2,331.00	SF	13.00	13.00	100	2001	2001	3	94	28,485																						
TOTAL OB/XF																51,313																						
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		RSF	1154.00	150.00	158.00	FF		1.00	1.00	0.75	2,200.00	1,650.00	260,700																					

SALES DATA									
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE			
2254/1487	2/11/2019	WD	Q	I	01	650,000			
GRANTOR: SHEPPARD JOE S & JOAN									
GRANTEE: MALIN JONATHAN MICH									
1288/0680	1/18/2005	WD	Q	I		649,900			
GRANTOR: CHAVERS JAMES T & GAI									
GRANTEE: SHEPPARD JOE S & JO									
BUILDING NOTES									
BUILDING DIMENSIONS									
BAS=[YR=2000] W16 N12 DCK=[YR=2000] N16 W36 S8 FSP=[YR=2006] W32 S8 E32 N8 \$ S8 E1 S8 E13 N8 E22 \$ W22 S8 W13 N8 W34 S22 FGR=[YR=2000] W4 S25 E25 N10 FOP=[YR=2000] E11 N4 W11 S4 \$ N15 W21 \$ E21 S11 E11 S14 FOP=[YR=2000] S6 E36 N6 W36 \$ E53 N35 \$ PTR= E10 FUS=[YR=2000] E16 S20 W16 N20 \$ W10 \$.									

REVIEW DATE 04/08/2022 BY KW										Total Acres: 0.00										Total Land Value: 260,700										Market: 0										Agricultural: 0										Common: 260,700										PRINTED 07/30/2025 BY SYS									
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