IN OR 2281/1559
EX ESMT PT OR 1186/1147

SINTES THOMAS J
96003 SKIPPER LN
FERNANDINA BEACH, FL 32034

2025

46-3N-28-0000-0007-0440

BUILDING CHARACTERISTICS

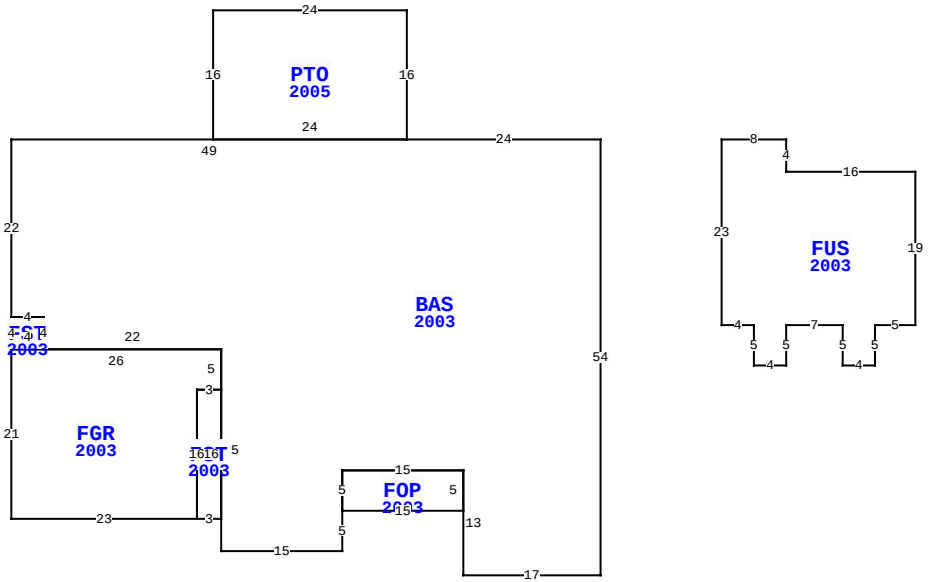
ELEMENT	CD	CONSTRUCTION
Exterior Wall	10	ABOVE AVG 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 60
Interior Floo	11	CLAY TILE 40
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		4 100
Bathrooms		4 100
Frame	02	WOOD FRAME 100
Stories	1.5	1.5 100
Units		0 100
BUD4 Adjustme	35	. 100
Occupancy	00	NONE 100
Quality	04	Quality Level 04
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	2,958	100	2003	2,958	495,462
FGR	498	55	2003	274	45,895
FOP	75	30	2003	22	3,685
FST	16	55	2003	9	1,508
FST	48	55	2003	26	4,355
FUS	528	100	2003	528	88,439
PTO	384	5	2005	19	3,182
TOTALS	4,507			3,836	642,526

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0900	01	3,836	140.9940	186.11	713,918	2003	2003	0	0	0	10.00	90.00

1 SNGL FAM – 100% - 2013 Heated Area: 3486 HX Base Yr 2013



96003 SKIPPER LN, FERNANDINA BEACH

BLD DATE	03/03/2023 NW	LGL DATE	
XF DATE		LAND DATE	05/07/2025 MLU
INC DATE		AG DATE	

NASSAU COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 4	Tax Dist:
BUILDING MARKET VALUE	642,526
TOTAL MARKET OB/XF VALUE	44,403
TOTAL LAND VALUE - MARKET	82,350
TOTAL MARKET VALUE	769,279
SOH/AGL Deduction	370,866
ASSESSED VALUE	398,413
TOTAL EXEMPTION VALUE	HX HB 50,722
BASE TAXABLE VALUE	347,691
TOTAL JUST VALUE	769,279
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	724,808

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B1631646	200 SF SHED	8,926	01/12/2016
B0515245	XFOB	14,315	05/01/2005
B0514974	SWIM POOL	42,094	01/01/2005

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2281/1559	6/10/2019	QC	U	I	11	100
GRANTOR: KELLER PAMELA KAY F/K						
GRANTEE: SINTES THOMAS J						
1811/0837	8/31/2012	WD	Q	I	02	410,000
GRANTOR: O'QUINN JOHNNY B & RE						
GRANTEE: SINTES THOMAS J & P						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2003] W24 PTO=[YR=2005] N16 W24 S16 E24 $ W49 S22
FST=[YR=2003] S4 FGR=[YR=2003] S21 E23 FST=[YR=2003] E3
N16 W3 S16 $ N16 E3 N5 W26 $ E4 N4 W4 $ E4 S4 E22 S25 E15 N5
FOP=[YR=2003] E15 N5 W15 S5 $ N5 E15 S13 E17 N54 $ PTR= E15
FUS=[YR=2003] E8 S4 E16 S19 W5 S5 W4 N5 W7 S5 W4 N5 W4 N23 $
W15 $.

EXTRA FEATURES

LN	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	0812	CONCRETE C	0	100	0	0	2,355.00	SF	4.00	4.00	100	2003	2003	3	82	7,724	
2	0500	FP-PRE FAB	0	100	0	0	1.00	UT	1,750.00	1,750.00	100	2003	2003	3	86	1,505	
3	0811	CONCRETE B	0	100	0	0	910.00	SF	5.20	5.20	100	2005	2005	3	84	3,975	
4	0911	SCRN RM A	0	100	0	0	1,476.00	SF	17.50	17.50	100	2005	2005	3	22	5,683	
5	0861	POOL GUNIT	0	100	0	0	480.00	SF	85.00	85.00	100	2005	2005	3	36	14,688	
6	0855	CONC PAVER	0	100	0	0	639.00	SF	10.00	10.00	100	2005	2005	3	84	5,368	
7	0510	GARAGE WD-	0	100	20	10	200.00	SF	35.00	35.00	100	2016	2016	3	78	5,460	

LAND DESCRIPTION

TOTAL OB/XF 44,403

LN	USE CODE	CLS	LAND USE DESCRIPTION	CAP	RD	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	DT	DPTH 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	100		RSF-1	0.00	0.00	0.61	AC		1.00	1.00	1.35	100,000.00	135,000.00	82,350							

REVIEW DATE 01/19/2023 BY DJA Total Acres: 0.61 Total Land Value: 82,350 Market: 0 Agricultural: 0 Common: 82,350 PRINTED 07/30/2025 BY SYS