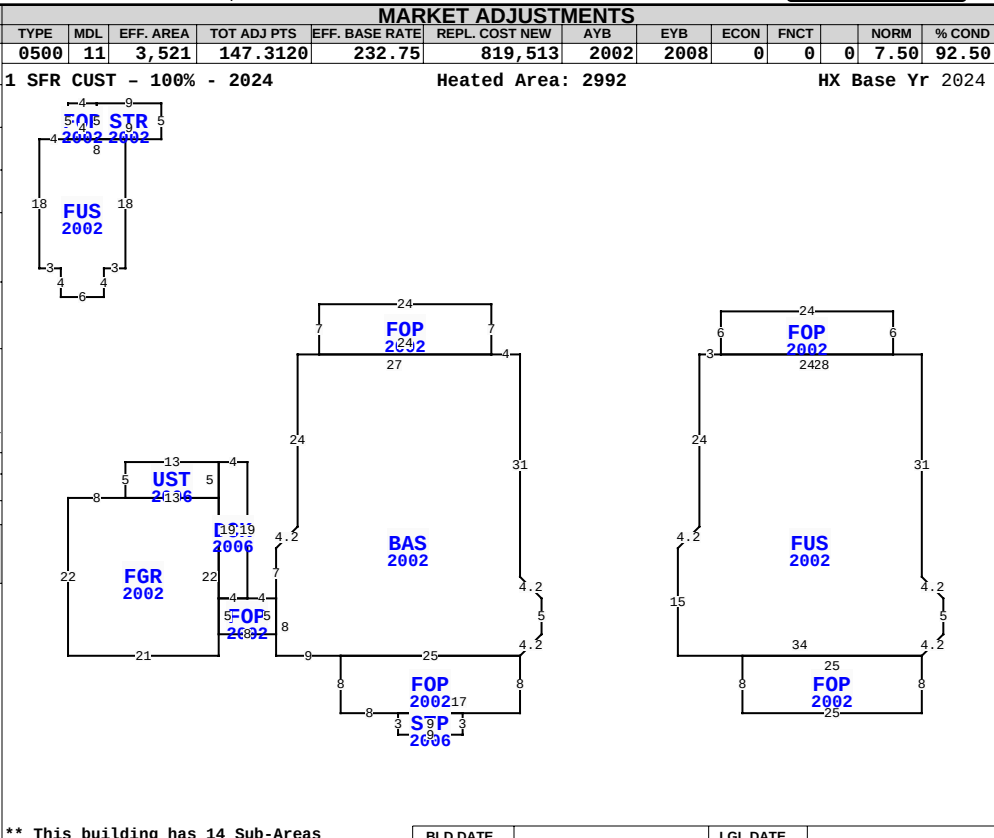




BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	31	HARDIE BRD 100
Roof Structur	08	IRREGULAR 100
Roof Cover	13	STAND SEAM 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 60
Interior Floo	12	HARDWOOD 40
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		4 100
Bathrooms		4.5 100
Frame	02	WOOD FRAME 100
Stories	2.	2. 100
Units		0 100
Occupancy	00	NONE 100

Quality	04	Quality Level 04
DOR CODE	0100	SINGLE FAMILY
MAP NUM		MKT AREA 04
NEIGHBORHOOD/LOC	4024.00	

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,376	100	2002	1,376	296,244
DCK	76	10	2006	8	1,722
FGR	462	55	2002	254	54,685
FOP	20	30	2002	6	1,292
FOP	40	30	2002	12	2,584
FOP	144	30	2002	43	9,257
FOP	168	30	2002	50	10,765
FOP	200	30	2002	60	12,918
FOP	200	30	2002	60	12,918
FUS	240	100	2002	240	51,671
TOTALS	4,439			3,521	758,050



** This building has 14 Sub-Areas

96268 PARK PL, FERNANDINA BEACH

BLD DATE
XF DATE
INC DATE

LGL DATE
LAND DATE
AG DATE

05/08/2025 MLU

EXTRA FEATURES														TOTAL OB/XF			
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	0504	FP-ELECTRI	0	100	0	0	1.00	UT	2,000.00	2,000.00	100	2002	2002	3	85	1,700	
2	0810	CONCRETE A	0	100	0	0	695.00	SF	6.50	6.50	100	2006	2006	3	86	3,885	
3	0855	CONC PAVER	0	100	0	0	157.00	SF	10.00	10.00	100	2006	2006	3	86	1,350	
4	0416	DUNEWALKS	0	100	30	5	70.00	SF	30.00	30.00	100	2017	2017	3	74	1,554	
5	0855	CONC PAVER	0	100	0	0	275.00	SF	10.00	10.00	100	2017	2017	3	96	2,640	
6	0462	ST/AL FNC	0	100	270	0	1,080.00	SF	10.00	10.00	100	2017	2017	3	81	8,748	
7	1076	TRELLIS A	0	100	0	0	1.00	SF	7.50	7.50	100	2017	2017	3	81	6	

LAND DESCRIPTION										TOTAL OB/XF						19,883			
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	LA VAL		
1	000134	C	RES POND	100	0003	PUD	0.00	0.00	1.00	LT		1.00	1.00	1.10	142,500.00	156,750.00	1		

NASSAU COUNTY PROPERTY										PAGE 1 of 1		4
VALUATION SUMMARY										STANDARD		
VALUATION BY										STANDARD		
Tax Group: 4										Tax Dist:		
BUILDING MARKET VALUE										758,050		
TOTAL MARKET OB/XF VALUE										19,883		
TOTAL LAND VALUE - MARKET										156,750		
TOTAL MARKET VALUE										934,683		
SOH/AGL Deduction										10,669		
ASSESSED VALUE										924,014		
TOTAL EXEMPTION VALUE										HX HB 50,722		
BASE TAXABLE VALUE										873,292		
TOTAL JUST VALUE										934,683		
NCON VALUE										0		
INCOME VALUE												
PREVIOUS YEAR MKT VALUE										897,973		

PERMIT NUM	DESCRIPTION	AMT	ISSUED
C7269	CO ISSUED	280,000	05/01/2000
B7269	NEW CONSTR	280,000	05/01/2000
007169	FOUNDATION	18,000	05/01/2000
991355	NEW CONSTR	0	12/01/1999

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2583/1443	8/08/2022	WD	Q	I	01	850,000
GRANTOR: BRADBERRY JILL D LIVI						
GRANTEE: O'BRIEN SEAN JOSEPH						
2563/0804	5/17/2022	WD	Q	I	01	850,000
GRANTOR: MCGLINCHEY JASON A &						
GRANTEE: BRADBERRY JILL D LI						

BUILDING NOTES									
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BUILDING DIMENSIONS
BAS=[YR=2002] W4 FOP=[YR=2002] N7 W24 S7 E24\$ W27 S24 L3 D3
S7 FOP=[YR=2002] W4 DCK=[YR=2006] N19 W4 UST=[YR=2006] W13
S5 FGR=[YR=2002] W8 S22 E21 N22 W13\$ E13 N5\$ S19 E4\$ W4 S5
E8 N5\$ S8 E9 FOP=[YR=2002] S8 E8 STP=[YR=2006] S3 E9 N3 W9\$
E17 N8 W25\$ E25 U3 R3 N5 L3 U3 N31\$ PTR= E25
FUS=[YR=2002] E3 FOP=[YR=2002] N6 E24 S6 W24\$ E28 S31 D3
R3 S5 L3 D3 FOP=[YR=2002] S8 W25 N8 E25\$ W34 N15 R3 U3
N24\$ W25\$ PTR=N35 W50 STR=[YR=2002] W9 FOP=[YR=2002] W4 S5
FUS=[YR=2002] W4 S18 E3 S4 E6N4 E3 N18 W8\$ E4 N5\$ S5 E9 N5\$
E50 S35\$.